

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

**- AGENDA -
December 19, 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: 11/26/2019

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/30/2019 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/2/2020 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/6/2020 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 1/13/2020 - 6:00 P.M.**

1. CASE NUMBER: Z-35-2019 APPLICANT(S): CBP Properties Christian Black AGENT: Christian Black

REQUEST: R-1 Single-Family Residential District
to R-2A Single-Family Residential District

LOCATION: Property located on the north frontage of Ashland City Road, 350 +/- feet east of the Ashland City Rd. & Glenstone Blvd. intersection.

TAX MAP(S): 088-A-B PARCEL #: 001.01 CIVIL DISTRICT: 11

REASON FOR REQUEST: To more efficiently develop this parcel now that sewer is available

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

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

2. CASE NUMBER: Z-36-2019 APPLICANT(S): John Hadley

REQUEST: M-2 General Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Terminal Rd., 1,360 +/- feet west of the Wilma Rudolph Blvd. & Terminal Rd. intersection.

TAX MAP(S): 032 PARCEL #: 109.00 CIVIL DISTRICT: 2 & 6

REASON FOR REQUEST: Zone change needed in order for two businesses to be located on the property. The existing building is planned to be a service center for fleet vehicles. The remaining property is planned for a newly constructed automobile leasing center. Both of the uses stated above are not allowed in M-2 but allowed in C-5.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11

3. CASE NUMBER: CZ-19-2019 APPLICANT(S): William & Emily Shropshire

REQUEST: C-1 Neighborhood Commercial District

to AG Agricultural District

LOCATION: Property fronting on the west frontage of SR 48, 1,840 +/- feet north of the SR 48 & Louise Creek Road intersection.

TAX MAP(S): 143 PARCEL #: 088.01 CIVIL DISTRICT: 22

REASON FOR REQUEST: Single Family Home

CO. COMM. DISTRICT: 4 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-93-2019 APPLICANT: BONNIE LOU HOLT WELCH
REQUEST: Minor Plat Approval of GEORGE'S FARM SECTION 1 (Previously 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: 7.68 # OF LOTS: 7
CIVIL DISTRICT(S): 15 ZONING: E-1

2. CASE NUMBER: S-94-2019 APPLICANT: BONNIE LOU HOLT WELCH
REQUEST: Preliminary Plat Approval of GEORGE'S FARM SECTION 2 (Previously 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: 15.08
OF LOTS: 12 CIVIL DISTRICT(S): 15 ZONING: E-1

3. 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

4. *****

CASE NUMBER: S-96-2019 APPLICANT: KURT FINLEY
REQUEST: Minor Plat Approval of HUMMINGBIRD ESTATES (Previously Kurt Finley Property Mockingbird Hill Road Lots 1-4)
LOCATION: East of Shiloh Canaan Road, west of Old Metal Road, north of and adjacent to Mockingbird Hill Road, immediately west of the intersection of Mockingbird Hill Road and Hummingbird Meadows Road.
MAP: 140 PARCEL: 014.19 ACREAGE: 10.25
OF LOTS: 4 CIVIL DISTRICT(S): 20 ZONING: AG

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-97-2019 APPLICANT: SEAY WILSON
REQUEST: Preliminary Plat Approval of WALKER FARMS & TRAVEL EASEMENT
LOCATION: North of Sequoia Lane, west of and adjacent to Trenton Road, south of and adjacent to 101st Airborne Division Pkwy, east of and adjacent to Pea Ridge Road.
MAP: 041 PARCEL: 039.00 ACREAGE: 15.55
OF LOTS: 6 CIVIL DISTRICT(S): 6
ZONING: C-5

6. CASE NUMBER: S-98-2019 APPLICANT: JEFF BURKHART
REQUEST: Master Preliminary Plat Approval of CHARLESTON OAKS AND THE RESERVE AT CHARLESTON OAKS (previously North Ridge Landing & The Reserve at North Ridge) (cluster)
LOCATION: North of 101st Airborne Division Parkway, east of Tobacco Road, west of Little Bobcat Road Road, South of Tiny Town Rd.
MAP: 6 PARCEL: 039.00 ACREAGE: 172.93 # OF LOTS: 498 CIVIL DISTRICT(S): 3
ZONING: R-2

7. CASE NUMBER: S-99-2019 APPLICANT: JIMMY MILLER
REQUEST: Minor Plat Approval of SOUTHERN POINTE SECTION 1
LOCATION: South of Lock B Road South, east of Old Highway 48, west of and adjacent to Chapel Hill Road, north of and adjacent to Liverworth Road, at the intersection of Chapel Hill Road and Liverworth Road.
MAP: 131 PARCEL: 026.00 ACREAGE: 14.3
OF LOTS: 9 CIVIL DISTRICT(S): 16 ZONING: AG

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

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1. 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

2. CASE NUMBER: SR-36-2019 APPLICANT: BILL BELEW

AGENT: CAL BURCHETT

DEVELOPMENT: BRISTOL RIDGE DEVELOPMENT , PHASE 1

PROPOSED USE: MULTI FAMILY

LOCATION: SOUTH GATEWAY PLAZA BLVD

MAP: 063, 067.00 & 067.02 ACREAGE: 18.0 CIVIL DISTRICT: 11

3. CASE NUMBER: SR-37-2019 APPLICANT: EDWIN NEELY

AGENT: CAL BURCHETT

DEVELOPMENT: 1140 OAK PLAINS RD

PROPOSED USE: WAREHOUSE/OFFICE

LOCATION: 1140 OAK PLAINS ROAD

MAP: 108, 066.00 ACREAGE: 66.00 CIVIL DISTRICT: 10

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

12/19/2019

- 4. CASE NUMBER: SR-38-2019 APPLICANT: GREENSPACE PARTNERS
AGENT: JIMMY BAGWELL
DEVELOPMENT: WOODLAND HILLS TOWNHOMES
PROPOSED USE: TOWNHOMES
LOCATION: OLD CHARLOTTE TRACE
MAP: 079, 025.03 (P) ACREAGE: 16.67 CIVIL DISTRICT: 12

- 5. CASE NUMBER: SR-39-2019 APPLICANT: BROWN GROUP LLC
AGENT: CAL BURCHETT
DEVELOPMENT: WALKER FARMS
PROPOSED USE: RETAIL
LOCATION: TRENTON RD
MAP: 041, 039.00 ACREAGE: 15.55 CIVIL DISTRICT: 6

VII. PLANNING DIRECTOR'S REPORT:

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