

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**December 20, 2018**

**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: 11/28/2018**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/27/2018 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/3/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/7/2019 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 1/14/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-32-2018    APPLICANT(S): Phillip Oneill Walker    AGENT: Houston Smith  
REQUEST: AG Agricultural District / R-1 Single-Family Residential District / C-1 Neighborhood Commercial District  
to R-4 Multiple-Family Residential District  
LOCATION: Property located on the north frontage of Ringgold Road, north of the Ringgold Rd & Brentwood  
Circle intersection.  
TAX MAP(S): 030    PARCEL #: 010.11    CIVIL DISTRICT: 3  
REASON FOR REQUEST: Apartments  
CO. COMM. DISTRICT: 12    CITY COUNCIL WARD: 5

\*\*\*\*\*

2. CASE NUMBER: CZ-25-2018    APPLICANT(S): C & H Properties    AGENT: Hollingsworth Oil  
Company c/o Dan Newbill  
REQUEST: AG Agricultural District  
to C-5 Highway & Arterial Commercial District  
LOCATION: Property fronting on the south frontage of Rossview Road, 820 +/- feet west of the Rossview Road  
& International Blvd. intersection.  
TAX MAP(S): 057    PARCEL #: 018.00 & 019.00    CIVIL DISTRICT: 6  
REASON FOR REQUEST: The rezone request would be an extension of the zoning classification to the east. If  
the request is granted, the property will be developed for a convenience store and retail strip center.  
CO. COMM. DISTRICT: 19    CITY COUNCIL WARD: N/A

\*\*\*\*\*

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

3. CASE NUMBER: CZ-26-2018 APPLICANT(S): Kruekeberg LLC AGENT:

REQUEST: R-1 Single-Family Residential District  
to R2-D Two-Family Residential District

LOCATION: Property fronting on the south frontage of Highway 76, 330 +/- feet east of the Highway 76 & Little Hope Rd. intersection.

TAX MAP(S): 063 PARCEL #: 063.00 CIVIL DISTRICT: 11

REASON FOR REQUEST:

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

\*\*\*\*\*

4. CASE NUMBER: CZ-27-2018 APPLICANT(S): Kruekeberg LLC

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

LOCATION: Property fronting on the west frontage of Excell Rd., 730 +/- feet south of the Excell Rd. & Old Excell Road intersection.

TAX MAP(S): 081 PARCEL #: 130.00 CIVIL DISTRICT: 11

REASON FOR REQUEST:

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

\*\*\*\*\*

**V. SUBDIVISIONS:**

1. CASE NUMBER: S-86a-2017 APPLICANT:  
REQUEST: Final Plat Extension Approval of EXIT FOUR PROPERTIES, SECTION 2 & CRACKER BARREL DRIVE EXTENSION  
LOCATION: At the current terminus of Cracker Barrel Drive, west of Guthrie Highway.  
MAP: 033 PARCEL: 003.05 ACREAGE: 1.62  
# OF LOTS: 1 CIVIL DISTRICT(S): 2  
ZONING: C-4  
\*\*\*\*\*
2. 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  
\*\*\*\*\*
3. CASE NUMBER: S-80-2018 APPLICANT: MAIN STREET INVESTMENTS  
REQUEST: Final Plat Approval of TIMBER SPRINGS SECTION 3  
LOCATION: South of Hazelwood Road, west of Trenton Road at the western terminus of Castlewood and Stillwood Drive.  
MAP: 017 PARCEL: 053.02 ACREAGE: 62.63  
# OF LOTS: 90 CIVIL DISTRICT(S): 2  
ZONING: R-2  
\*\*\*\*\*
4. CASE NUMBER: S-82-2018 APPLICANT: WHITETAIL DEV. PARTNERSHIP  
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 7A (CLUSTER)  
LOCATION: South of Tiny Town Road, north of 101st Airborne Division Pkwy, west of Needmore Road, east of Peachers Mill Road, west of Jackie Lorraine Drive, at the current terminus of Rains Road.  
  
MAP: 018 PARCEL: 026.01 ACREAGE: 56.40  
# OF LOTS: 111 CIVIL DISTRICT(S): 2 ZONING: R-2  
\*\*\*\*\*

**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-85-2018 APPLICANT: CLINTON BARGER  
REQUEST: Preliminary Plat Approval of MCADOO ESTATES (CLUSTER)  
LOCATION: South of Highway 41-A South, west of and adjacent to Mcadoo Creek Road, approximately 890' south of the intersection of McAdoo Creek and and Poplar Hill.  
MAP: 087 PARCEL: 095.01 ACREAGE: 16.00  
# OF LOTS: 31 CIVIL DISTRICT(S): 15  
ZONING: R-1

\*\*\*\*\*

6. 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

\*\*\*\*\*

7. CASE NUMBER: S-87-2018 APPLICANT: CHRISTIAN BLACK  
REQUEST: Preliminary Plat Approval of PERKINS ROW  
LOCATION: East and north of High Street, south of Crossland Avenue, west of and adjacent to Perkins Avenue.  
MAP: 066n PARCEL: B 002.01, 003.00, 020.00 ACREAGE: 1.09  
# OF LOTS: 9 CIVIL DISTRICT(S): 12  
ZONING: R-6

\*\*\*\*\*

8. CASE NUMBER: S-88-2018 APPLICANT: F&M BANK, C/O SAMMY STUARD  
REQUEST: Final Plat Of The F&M Facilities Corporation Guthrie Hwy Lot 1 And Replat Of The United Southern Bank Property Guthrie Highway Lot 1  
LOCATION: North of and adjacent to Guthrie Highway, west of and adjacent to Solar Way, east of and adjacent to Spring Creek Village Road.  
MAP: 016 PARCEL: 010.00 p/o & 010.07 ACREAGE: 4.91  
# OF LOTS: 1 CIVIL DISTRICT(S): 2 ZONING: C-5

\*\*\*\*\*

**V. SUBDIVISIONS (CONT.):**

9. CASE NUMBER: S-89-2018 APPLICANT: TODD HARVEY  
REQUEST: Final Plat Approval of MERCHANTS BOULEVARD SECTION 3  
LOCATION: South of 101st Airborne Division Parkway, west of Wilma Rudolph Blvd, north of and adjacent to the current terminus of Merchants Blvd.  
MAP: 041 PARCEL: 063.00 ACREAGE: 1.50  
# OF LOTS: 1 CIVIL DISTRICT(S): 6  
ZONING: C-3  
\*\*\*\*\*

10. CASE NUMBER: S-90-2018 APPLICANT: WINN PROPERTIES LP  
REQUEST: Winn Way Right of Way Dedication  
LOCATION: North of Trough Springs Road, south of and adjacent to Martin Luther King Pkwy, east of and adjacent to Fire Station Road, west of New South Drive.  
MAP: 063 PARCEL: 077.00 & 077.03 p/o ACREAGE: 5.09  
# OF LOTS: 2 CIVIL DISTRICT(S): 11  
ZONING: C-4  
\*\*\*\*\*

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

1. CASE NUMBER: SR-49-2018      APPLICANT: NEW JERUSALEM FIVE FOLDS MINISTRIES  
AGENT: CLINT HEAD  
DEVELOPMENT: NEW JERUSALEM FIVE FOLDS MINISTRIES  
PROPOSED USE: CHURCH ADDITION  
LOCATION: 1331 CROSSLAND AVE  
MAP: 065-P-H-006.03      ACREAGE: 0.54      CIVIL DISTRICT: 12

\*\*\*\*\*

2. CASE NUMBER: SR-54-2018      APPLICANT: VERIZON WIRELESS  
AGENT: JOEY HARGIS, ESQ.  
DEVELOPMENT: VERIZON-DARTANIAN  
PROPOSED USE: COMMUNICATIONS TOWER  
LOCATION: 1770 ASHLAND CITY ROAD  
MAP: 080-P-A-011.00      ACREAGE: 1.92      CIVIL DISTRICT: 12

\*\*\*\*\*

3. CASE NUMBER: SR-55-2018      APPLICANT: MAYNARD FAMILY COMPANY  
AGENT: JIMMY BAGWELL  
DEVELOPMENT: PEACHERS MILL RETAIL  
PROPOSED USE: RETAIL/OFFICE  
LOCATION: 2198 W. ALLEN GRIFFEY RD  
MAP: 031, 002.00 (P)      ACREAGE: 1.40      CIVIL DISTRICT: 3

\*\*\*\*\*

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

12/20/2018

- 4. CASE NUMBER: SR-56-2018      APPLICANT: MAYNARD FAMILY COMPANY  
AGENT: JIMMY BAGWELL  
DEVELOPMENT: PEACHERS MILL CENTRE  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 2190 W. ALLEN GRIFFEY RD  
MAP: 031, 002.00 (P)      ACREAGE: 8.84      CIVIL DISTRICT: 3

\*\*\*\*\*

- 5. CASE NUMBER: SR-57-2018      APPLICANT: NICK DATTILO  
AGENT: MATT SUITER  
DEVELOPMENT: TINY TOWN VILLAGE, PHASE 4  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 2395 LOUPIN DRIVE  
MAP: 008, 013.07, 013.16 (P)      ACREAGE: 6.39      CIVIL DISTRICT: 2

\*\*\*\*\*

- 6. CASE NUMBER: SR-58-2018      APPLICANT: JENNIFER WILLOUGHBY  
AGENT: CAL BURCHETT  
DEVELOPMENT: FOMO CLARKSVILLE  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 710 MAIN STREET (125 N. SEVENTH ST)  
MAP: 066-F-E-010.00 & 010.01      ACREAGE: 0.80      CIVIL DISTRICT: 12

\*\*\*\*\*

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

12/20/2018

- 7. CASE NUMBER: SR-59-2018      APPLICANT: JAMES PELHAM  
AGENT: BRAD WEAKLEY  
DEVELOPMENT: WOODARD STREET DUPLEX  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 1121 WOODARD ST (AND 746 RICHARDSON ST)  
MAP: 066-M-C-015.00 & 015.01      ACREAGE: 1.13      CIVIL DISTRICT: 12

\*\*\*\*\*

**VII. PLANNING DIRECTOR'S REPORT:**

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. OTHER BUSINESS