

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**March 27, 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: 2/27/2019**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/28/2019 - 4:30 P.M. CITY  
COUNCIL PUBLIC HEARING & FIRST READING: 4/4/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/1/2019 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 4/8/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-5-2019 APPLICANT(S): Yvonne Rhodes AGENT: Mark Holleman

REQUEST: R-4 Multiple-Family Residential District / H-1

to R-2 Single-Family Residential District / H-1

LOCATION: Property fronting on the south frontage of Madison Street, 130 +/- feet west of the Madison Street & 10th Street intersection.

TAX MAP(S): 066K-M PARCEL #: 006.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Splitting lot off to bring into compliance for single family residence.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6

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2. CASE NUMBER: CZ-2-2019 APPLICANT(S): Merlin R & Judy M. Stegner

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property located at the southwest corner of the Lake Road & Moore Hollow Road intersection.

TAX MAP(S): 076 PARCEL #: 010.06 CIVIL DISTRICT: 8

REASON FOR REQUEST: Has been a single family lot for many years, although only recently (due to remodel of house) has zoning become a question.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

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

3. CASE NUMBER: CZ-3-2019 APPLICANT(S): Clarksville-Montgomery County Industrial Development Board Knox & Shirley Thomas AGENT: Clarksville Montgomery County IDB

REQUEST: AG Agricultural District

to M-2 General Industrial District

LOCATION: Property south of Tylertown Road, east of Jim Johnson Road, north/west of Guthrie Highway & the Mint Springs Subdivision.

TAX MAP(S): 010 PARCEL #: 004.02 & 004.00p/o CIVIL DISTRICT: 1

REASON FOR REQUEST: The zoning change would allow us to market the property for an industrial user.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

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4. CASE NUMBER: CZ-4-2019 APPLICANT(S): Shayne Gallo

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property fronting on the east frontage of North Lock B Road, 880 +/- feet north of the North Lock B Road & Mosley Road intersection.

TAX MAP(S): 125 PARCEL #: 004.01 CIVIL DISTRICT: 15

REASON FOR REQUEST: Want to improve the property by building new home, existing home is fairly old and requires too much to remodel. Will tear down old home upon completion of new construction.

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

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**V. SUBDIVISIONS:**

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

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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

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3. CASE NUMBER: S-7-2019 APPLICANT: COURTNEY M CAUDILL, ETAL  
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 5A (ORDINANCE 69-2004-05)  
LOCATION: South of Tiny Town Road, north of 101st Airborne Division Parkway, northwest of Peachers Mill Road, east terminus of Ishee Drive.  
MAP: 030 PARCEL: 011.00 (P) ACREAGE: 9.35  
# OF LOTS: 32 CIVIL DISTRICT(S): 3  
ZONING: R-2

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4. CASE NUMBER: S-10-2019 APPLICANT: MAYNARD FAMILY CO.  
REQUEST: Replat Approval of WOODLAND SPRINGS SECTION 1 REPLAT PREVIOUSLY CALLED WESTHAVEN SECTION 1  
LOCATION: East of and adjacent to Tobacco Road, south of Nussbaumer Road.  
MAP: 030 PARCEL: 006.00 (P) ACREAGE: 31.37  
# OF LOTS: 68 CIVIL DISTRICT(S): 3  
ZONING: R-2

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

- 5. CASE NUMBER: S-11-2019 APPLICANT: SDRA HOLDINGS LLC  
REQUEST: Preliminary Plat Approval of BRYANTS RIDGE  
LOCATION: North of and adjacent to Ashland City Road, east of and adjacent to Seven Mile Ferry Road, west of and adjacent to Old Seven Mile Ferry Road.  
MAP: 0791 PARCEL: B 013.00 ACREAGE: 0.83  
# OF LOTS: 3 CIVIL DISTRICT(S): 12  
ZONING: C-2  
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- 6. CASE NUMBER: S-12-2019 APPLICANT: GARY GRIMES ETAL  
REQUEST: Preliminary Plat Approval of PLAINVIEW DRIVE ROW DEDICATION  
LOCATION: South of Interstate 24, west of and adjacent to Trenton Road, North of Tiny Town Road, approximately 810' north of the intersection of Tiny Town Road and Trenton Road.  
MAP: 008 PARCEL: 014.01 (portion) ACREAGE: 0.32  
# OF LOTS: N/A CIVIL DISTRICT(S): 2  
ZONING: C-4  
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- 7. CASE NUMBER: S-13-2019 APPLICANT: DANELL WELCH  
REQUEST: Preliminary Plat Approval of POPLAR HILL SECTION 8 (CLUSTER)  
LOCATION: South of Highway 41A South, west and north of McAdoo Creek Road, south of and adjacent to the current terminus of Sunny Slope Drive.  
MAP: 087 PARCEL: 105.00 & 106.00 (P) ACREAGE: 15.93  
# OF LOTS: 38 CIVIL DISTRICT(S): 15  
ZONING: R-1  
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- 8. CASE NUMBER: S-14-2019 APPLICANT: SINGLETARY CONSTRUCTION LLC  
REQUEST: Final Plat Approval of CENTER POINTE PLACE SECTION 1A  
LOCATION: South off 101st Airborne Division Pkwy, west of Wilma Rudolph Blvd, east of Trenton Road, north of and adjacent to Fairview Lane, approximately 250 feet east of the Trenton Road and Fairview Lane intersection.  
MAP: 041 PARCEL: 104.01 ACREAGE: 2.91  
# OF LOTS: 6 CIVIL DISTRICT(S): 6  
ZONING: R-4  
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**V. SUBDIVISIONS (CONT.):**

9. CASE NUMBER S-15-2019 APPLICANT: CHERRY DEVELOPMENT CO.

REQUEST: Preliminary Plat Approval of GLENSTONE SECTION 4 & GLENSTONE VILLAGE  
(Previously called Glenstone Sections 4 & 5) (cluster)

LOCATION: South of Old Ashland City Road, east of and adjacent to Ashland City Road (State Route 12),  
approximately 750 feet southeast of the intersection of Highway 41A Bypass and Ashland City Road, and  
west of and adjacent to the current terminus of Shadowood Road.

MAP: 080 PARCEL: 035.00 ACREAGE: 36.72

# OF LOTS: 59 CIVIL DISTRICT(S): 11

ZONING: R-1  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-8-2019      APPLICANT: JASSAN BUMPUS  
AGENT: MATT SUITER  
DEVELOPMENT: BUMPUS BODY SHOP  
PROPOSED USE: AUTO BODY SHOP  
LOCATION: 141 DENNY ROAD  
MAP: 081-H-B-011.00      ACREAGE: 1.22 CIVIL DISTRICT: 11

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2. CASE NUMBER: SR-9-2019      APPLICANT: BILL MACE  
AGENT: MATT SUITER  
DEVELOPMENT: BILL MACE - POLLARD ROAD  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 305 POLLARD RD  
MAP: 043-L-H-028.00      ACREAGE: 0.40 CIVIL DISTRICT: 7

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3. CASE NUMBER: SR-10-2019      APPLICANT: BILL MACE  
AGENT: MATT SUITER  
DEVELOPMENT: BILL MACE - PEMBROKE PLACE  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 3385 POLLY DR  
MAP: 006-J-C-006.00      ACREAGE: 2.97 CIVIL DISTRICT: 3

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

3/27/2019

4. CASE NUMBER: SR-11-2019 APPLICANT: CESO, INC. C/O KELLY HIETT  
AGENT: KELLY HIETT  
DEVELOPMENT: RACETRAC #1373  
PROPOSED USE: CONVENIENCE STORE  
LOCATION: 599 FIRE STATION ROAD

MAP: 063.00, 077.06 ACREAGE: 1.43 CIVIL DISTRICT: 11

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5. CASE NUMBER: SR-12-2019 APPLICANT: FULTON WILSON  
AGENT: CAL BURCHETT  
DEVELOPMENT: 485 INTERNATIONAL BLVD WAREHOUSING  
PROPOSED USE: WAREHOUSE AND OFFICE  
LOCATION: 485 INTERNATIONAL BLVD

MAP: 033, 006.16 ACREAGE: 15.05 CIVIL DISTRICT: 6

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6. CASE NUMBER: SR-13-2019 APPLICANT: FULTON WILSON  
AGENT: CAL BURCHETT  
DEVELOPMENT: WATERTANK WAREHOUSE EXPANSION  
PROPOSED USE: WAREHOUSE  
LOCATION: 600 ALFRED THUN RD

MAP: 033, 005.04 ACREAGE: 4.14 CIVIL DISTRICT: 6

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

3/27/2019

7. CASE NUMBER: SR-14-2019 APPLICANT: PAUL KRUECKEBERG  
AGENT: CAL BURCHETT  
DEVELOPMENT: 160 XL  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 160 EXCELL ROAD  
MAP: 081, 130.00 ACREAGE: 3.05 CIVIL DISTRICT: 11

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8. CASE NUMBER: SR-15-2019 APPLICANT: DANELL WELCH  
AGENT: CAL BURCHETT  
DEVELOPMENT: WELCH STORAGE 41-A  
PROPOSED USE: SELF STORAGE/ WAREHOUSES  
LOCATION: 3181 S HWY 41-A  
MAP: 082, 174.00 ACREAGE: 8.4 CIVIL DISTRICT: 11

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9. CASE NUMBER: SR-16-2019 APPLICANT: DAVID BERGGREN  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: FURNITURE CONNECTION  
PROPOSED USE: FURNITURE STORE  
LOCATION: 111 & 115 MERCHANTS BLVD  
MAP: 041-K-E-024.00 & 025.00 ACREAGE: 6.04 CIVIL DISTRICT: 6

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

3/27/2019

10. 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

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11. CASE NUMBER: SR-18-2019 APPLICANT: FAATOIA TUFELE

AGENT: BRAD WEAKLEY

DEVELOPMENT: SOLDIER OF THE GOSPEL

PROPOSED USE: CHURCH

LOCATION: 13 SHORT A ST

MAP: 055-P-C-006.00 ACREAGE: 1.15 CIVIL DISTRICT: 7

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

A. MONTHLY PROFIT AND LOSS STATEMENT

B. OTHER BUSINESS