

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

**April 25, 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: 3/28/2018**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/26/2018 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/3/2018 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/7/2018 - 6:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 5/14/2018 - 6:00 P.M.**

1. CASE NUMBER: Z-9-2018 APPLICANT(S): John Goodrich AGENT: Joshua Jerles

REQUEST: R-1 Single-Family Residential District

to R-3 Three Family Residential District

LOCATION: Two parcels fronting on the west frontage of old Russelville Pike 630 +/- feet north of the Rossview Rd. & Old Russellville Pike intersection.

TAX MAP(S): 41-K-B PARCEL #: 19.00, 21.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Due to high demand for townhouses this property would make a good transition between O-1 and R-3 properties surrounding.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 11

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2. CASE NUMBER: Z-10-2018 APPLICANT(S): John T Cunningham AGENT: Bill Nolan

REQUEST: C-5 Highway & Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property located south of Arrowood Dr, at the east terminus of Panarama Dr. and at the west terminus of Quin Ln.

TAX MAP(S): 43 PARCEL #: 1.12(portion) CIVIL DISTRICT: 3

REASON FOR REQUEST: For development of connected care facility

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 2

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

3. CASE NUMBER: Z-11-2018 APPLICANT(S): Mark Bullock AGENT: Todd Averitt

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

LOCATION: Property fronting on the east & south frontages of Hawkins Rd. southeast of the Hawkins Rd. & E. Johnson Circle intersection. and north of the Hawkins Rd. & Jen Hollow Rd. intersection.

TAX MAP(S): 90-C-A PARCEL #: 18.00, 19.00, 20.00, 22.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: For subdivision of property based on R-2 zoning requirements to match adjacent development

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-92-2017 APPLICANT: IMER DEVELOPMENT LLC

REQUEST: Final Plat Approval of WEST CREEK FARMS 3A

LOCATION: West of Peachers Mill Road and south of and adjacent to Henry Place Blvd.

MAP: 019 PARCEL: 004.02 ACREAGE: 35.47

# OF LOTS: 90 CIVIL DISTRICT(S): 3

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2. CASE NUMBER: S-7-2018 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP

REQUEST: Final Plat Approval of SANGO MILLS SECTION 1B (CLUSTER)

LOCATION: North of US Hwy 41-A at the terminus of Towes Lane, south of Sango Road, east of McAdoo Creek Road, west of Smith Lane.

MAP: 087 PARCEL: 023.02 ACREAGE: 12.13

# OF LOTS: 18 CIVIL DISTRICT(S): 10/11

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3. 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

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4. CASE NUMBER: S-18-2018 APPLICANT: MICHAEL CONNERTH

REQUEST: Final Plat Approval of ANDOVER PASSAGE (PREVIOUSLY SANGO RIDGE)

LOCATION: North of and adjacent to Hogan Road approximately 180 feet south of the terminus of Shellie Drive.

MAP: 088 PARCEL: 132.00 ACREAGE: 13.55

# OF LOTS: 11 CIVIL DISTRICT(S): 10

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

- 5. CASE NUMBER: S-19-2018 APPLICANT: RAMAN J BHAGAT  
REQUEST: Preliminary Plat Approval of RAMAN J BHAGAT PROPERTY KENNEDY LANE LOTS 1 & 2  
LOCATION: North of and adjacent to Westfield Court, west of and adjacent to Kennedy Lane, approximately 325 feet north and west of the intersection of Kennedy Lane and Westfield Court.  
MAP: 033H PARCEL: B 00400 ACREAGE: 3.43  
# OF LOTS: 2 CIVIL DISTRICT(S): 2  
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- 6. CASE NUMBER: S-20-2018 APPLICANT: EXIT 8 PROPERTIES  
REQUEST: Final Plat Approval of INTERNATIONAL BOULEVARD RIGHT-OF-WAY DEDICATION  
LOCATION: South of the intersection of Hankook Road and International Boulevard.  
MAP: 058 PARCEL: 001.00(portion) ACREAGE: 0.52  
# OF LOTS: 0 CIVIL DISTRICT(S): 6  
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- 7. CASE NUMBER: S-21-2018 APPLICANT: EXIT 8 PROPERTIES  
REQUEST: Preliminary Plat Approval of ROSSVIEW COMMONS, SECTION 3 LOTS 1 & 2  
LOCATION: South of the intersection of Hankook Road and International Blvd.  
MAP: 058 PARCEL: 001.00 ACREAGE: 2.13  
# OF LOTS: 2 CIVIL DISTRICT(S): 6  
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- 8. CASE NUMBER: S-22-2018 APPLICANT: BENNY SKINNER  
REQUEST: Preliminary Plat Approval of BENNY SKINNER PROPERTY OLD HIGHWAY 48 LOTS 1-6  
LOCATION: West of and adjacent to Old Hwy 48 approximately 470 feet south of the intersection of Southside Rd and Old Hwy 48.  
MAP: 143 PARCEL: 063.00 ACREAGE: 10.00  
# OF LOTS: 6 CIVIL DISTRICT(S): 22  
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- 9. CASE NUMBER: S-23-2018 APPLICANT: GRIFFEY FAMILY PARTNERSHIP  
REQUEST: Final/revised Preliminary Approval of GRIFFEY ESTATES SECTION 1B & REVISED PRELIMINARY GRIFFEY ESTATES SECTION 1  
LOCATION: North of the 101st Airborne Div. Pkwy., west of Needmore Road, east of Peachers Mill Road, south of the terminus of Allen-Griffey Road, and also immediately southwest of the intersection of Allen Griffey Road and Garner Hills Drive.  
MAP: 031 PARCEL: 040.00 ACREAGE: 15.09  
# OF LOTS: 49 CIVIL DISTRICT(S): 3

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

1. CASE NUMBER: SR-13-2018      APPLICANT: SCOGIN FAMILY LIMITED PARTNERS  
AGENT: CAL BURCHETT  
DEVELOPMENT: CABOT COVE COMMERCIAL  
PROPOSED USE: RESTAURANT  
LOCATION: 589 SOMERSET LANE OR 559 DOVER ROAD  
MAP: 054A-B-028.00      ACREAGE: 0.90      CIVIL DISTRICT: 7

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2. CASE NUMBER: SR-14-2018      APPLICANT: PROVIDENCE BUILDERS  
AGENT: CAL BURCHETT  
DEVELOPMENT: ECONOMY AND HWY 76  
PROPOSED USE: RESTAURANT/RETAIL  
LOCATION: 1104 HWY 76  
MAP: 063,044.01      ACREAGE: 1.37      CIVIL DISTRICT: 11

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3. CASE NUMBER: SR-15-2018      APPLICANT: J & J INVESTMENTS  
AGENT: CAL BURCHETT  
DEVELOPMENT: HILLCREST CONDOS  
PROPOSED USE: MULTIFAMILY  
LOCATION: 155 HILLCREST DRIVE  
MAP: 080C-A-005.16      ACREAGE: 2.33      CIVIL DISTRICT: 11

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

4/25/2018

- 4. CASE NUMBER: SR-16-2018      APPLICANT: CL BARNETT PROPERTIES  
AGENT: CAL BURCHETT  
DEVELOPMENT: BARNETT & FRANKLIN ST.  
PROPOSED USE: WAREHOUSE  
LOCATION: 1230 FRANKLIN ST  
MAP: 066E-C-014.00      ACREAGE: 0.32      CIVIL DISTRICT: 12

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- 5. CASE NUMBER: SR-17-2018      APPLICANT: MICHAEL GERVAIS  
AGENT: MATTHEW RHULE, P.E.  
DEVELOPMENT: RACETRAC #1302 MADISON STREET  
PROPOSED USE: CONVENIENCE STORE  
LOCATION: 2720 HWY 41-A SOUTH  
MAP: 081, 125.00      ACREAGE: 2.288      CIVIL DISTRICT: 11

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- 6. CASE NUMBER: SR-18-2018      APPLICANT: PAT PARBHU  
AGENT: MCKAY, BURCHETT & COMPANY  
DEVELOPMENT: HOLIDAY INN  
PROPOSED USE: HOTELS  
LOCATION: 215 CRACKER BARREL DRIVE  
MAP: 033, 003.01 (P)      ACREAGE: 4.35      CIVIL DISTRICT: 2

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

4/25/2018

7. CASE NUMBER: SR-19-2018      APPLICANT: CONNECTED CARE COTTAGE, LLC  
AGENT: HOUSTON SMITH  
DEVELOPMENT: VETERANS VILLAGE OFFICE  
PROPOSED USE: LEASING OFFICE FOR VETERANS VILLAGE  
LOCATION: 244 ARROWOOD DRIVE  
MAP: 043,001.12 (P)      ACREAGE: 58.0      CIVIL DISTRICT: 3

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8. CASE NUMBER: SR-20-2018      APPLICANT: BILL BELEW  
AGENT: HOUSTON SMITH  
DEVELOPMENT: AUTUMN CREEK APARTMENTS  
PROPOSED USE: MULTI FAMILY/TOWNHOUSES  
LOCATION: 1925 EAST BOY SCOUT ROAD  
MAP: 018,022.00 (P)      ACREAGE: 43.7      CIVIL DISTRICT: 2

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9. CASE NUMBER: SR-21-2018      APPLICANT: WENDY'S OF BOWLING GREEN C/O ERIC SACK  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: WENDY'S ROSSVIEW COMMONS, LOT 3  
PROPOSED USE: RESTAURANT  
LOCATION: 1630 HANKOOK RD  
MAP: 058,001.00 (P)      ACREAGE: 1.12      CIVIL DISTRICT: 6

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

4/25/2018

10. CASE NUMBER: SR-22-2018      APPLICANT: MARTIN D. ALEXANDER, SR.

AGENT: BENNY WEAKLEY

DEVELOPMENT: NEW LIGHT CHRISTIAN FELLOWSHIP

PROPOSED USE: RELIGIOUS BUILDING/CHURCH

LOCATION: 418 PEACHERS MILL RD

MAP: 054E-C-002.00      ACREAGE: 4.06      CIVIL DISTRICT: 7

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

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. CITY AND COUNTY CAPITAL IMPROVEMENT PROGRAM