

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**January 30, 2019**

**2:00 P.M.**

**329 Main Street**

**(Meeting Room – Basement)**

**I. CALL TO ORDER/QUORUM CHECK/PLEGE TO FLAG**

**II. APPROVAL OF MINUTES OF RPC MEETING: 12/20/2018**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/31/2019 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/7/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/4/2019 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 2/11/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-1-2019 APPLICANT(S): Ben Kimbrough Etal Coy Baggett Jr. Etal AGENT:  
SangoPlace Gp Cal Mckay

REQUEST: C-5 Highway and Arterial Commercial District  
to C-2 General Commercial District

LOCATION: Properties south of 101st Airborne Division Parkway, east of Ft. Campbell Blvd, & west of Victory Rd.

TAX MAP(S): 030 PARCEL #: 034.00, 035.05, 058.01 030N-E 010.02 CIVIL DISTRICT: 3  
REASON FOR REQUEST: Property is no longer marketable as C-5 due to the limited access. C-2 will allow more flexibility for potential development

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 3

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2. CASE NUMBER: Z-2-2019 APPLICANT(S): Paul Cooper Sr. AGENT: Houston Smith

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

LOCATION: Property at the southwest corner of Tylertown Rd. & Oakland Rd.

TAX MAP(S): 009 PARCEL #: 03701 CIVIL DISTRICT: 2

REASON FOR REQUEST: Multifamily Development

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12

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

3. CASE NUMBER: Z-3-2019 APPLICANT(S): WBW Developers Group

REQUEST: C-5 Highway and Arterial Commercial District

to C-2 General Commercial District

LOCATION: at the Northwest corner of 101st Airborne Division Parkway & Ash Ridge Drive

TAX MAP(S): 030P-0 PARCEL #: 002.00 & 004.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To open up additional uses of property for marketing.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

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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-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, 22.00 ACREAGE: 1.26  
# OF LOTS: 12 CIVIL DISTRICT(S): 12  
ZONING: R-6

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4. CASE NUMBER: S-1-2019 APPLICANT: WELCH FARM LLC  
REQUEST: Replat Approval of REPLAT OF SAVANNAH CROSSING SECTION 2  
LOCATION: 154-159 Summer Grove Lane  
MAP: 082 J PARCEL: A 034.00- ACREAGE: 1.98  
# OF LOTS: 6 CIVIL DISTRICT(S): 11  
ZONING: R-4

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

5. CASE NUMBER: S-2-2019 APPLICANT: BERT SINGLETARY  
REQUEST: Preliminary/replat Approval of CENTER POINTE PLACE AND REPLAT OF CENTER  
POINTE COMMERCIAL LOT 10  
LOCATION: West of Wilma Rudolph Blvd., east of Trenton Road, at the terminus of Center Pointe Drive.  
North of and adjacent to Fairview Lane immediately northwest of the intersection of Fairview Lane and  
West Rossvie Road.  
MAP: 041 PARCEL: 104.01 ACREAGE: 9.13  
# OF LOTS: 19 CIVIL DISTRICT(S): 6  
ZONING: R-4/C-5

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6. CASE NUMBER: S-3-2019 APPLICANT: REDA HOME BUILDERS, INC.  
REQUEST: Replat Approval of REPLAT FIELDS OF NORTHMEADE SECTION 1A LOT 158  
LOCATION: 3486 Southwood Drive  
MAP: 007 h PARCEL: C 026.00 ACREAGE: 0.417  
# OF LOTS: 1 CIVIL DISTRICT(S): 3  
ZONING: R-2

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7. CASE NUMBER: S-3V-2019 APPLICANT: REDA HOME BUILDERS, INC.  
REQUEST: Approval of FIELDS OF NORTHMEADE SECTION 1A LOT 158 VARIANCE ONLY  
LOCATION: 3486 Southwood Drive  
MAP: 007 h PARCEL: C 026.00 ACREAGE:  
# OF LOTS: CIVIL DISTRICT(S): 3  
ZONING: R-2

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8. CASE NUMBER: S-4-2019 APPLICANT: CHRISTOPHER AVERITT  
REQUEST: Final Plat Approval of HAWKINS HILLS  
LOCATION: West of Edmonson Ferry Road, east of Highway 48/13, north of Jen Hollow Road, south and  
east of and adjacent to Hawkins Road at the intersection of E Johnson Circle and Hawkins Road  
MAP: 090 C PARCEL: A 018.00-020.00, 022.00 ACREAGE: 4.53  
# OF LOTS: 13 CIVIL DISTRICT(S): 12  
ZONING: R-2

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

9. CASE NUMBER: S-5-2019 APPLICANT: SANGO RETAIL PARTNERS

REQUEST: Final Plat Approval of SANGO SQUARE

LOCATION: Southeast of Interstate 24, north of and adjacent to Martin Luther King Pkwy, east of and adjacent to Vaughan Rd

MAP: 063 PARCEL: 035.00 & 038.00 ACREAGE: 10.19

# OF LOTS: 2 CIVIL DISTRICT(S): 1 1

ZONING: C-4/C-5

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

1. CASE NUMBER: SR-1-2019 APPLICANT: F & M BANK  
AGENT: MATT SUITER  
DEVELOPMENT: F & M BANK - SOLAR WAY  
PROPOSED USE: BANK/FINANCIAL INSTITUTION  
LOCATION: 3798 GUTHRIE HIGHWAY  
MAP: 016, 010.07 & 010.00 (P) ACREAGE: 4.87 CIVIL DISTRICT: 2  
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2. CASE NUMBER: SR-2-2019 APPLICANT: JEFF BURKHART  
AGENT: BRITT LITTLE  
DEVELOPMENT: SCREAMING EAGLE TOWNHOMES  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 370 WARFIELD BOULEVARD  
MAP: 041, 085.07 ACREAGE: 1.94 CIVIL DISTRICT: 6  
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3. CASE NUMBER: SR-3-2019 APPLICANT: KIRKWOOD COMMONS, LLC  
AGENT: HOUSTON SMITH  
DEVELOPMENT: KIRKWOOD COMMONS  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 2924 DUNLOP LANE  
MAP: 039, 002.00 (P) ACREAGE: 16.59 CIVIL DISTRICT: 1  
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**VII. PLANNING DIRECTOR'S REPORT:**

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. ANNUAL RPC AUDIT REPORT
- D. ADOPT PROCEDURES FOR ADDRESSING THE PLANNING COMMISSION
- E. ELECTION OF CHAIRMAN AND VICE CHAIRMAN
- F. OTHER BUSINESS
  - 1. FIRST ADVANTAGE BANK RESOLUTION