

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**November 28, 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: 10/24/2018**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 11/29/2018 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/6/2018 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/3/2018 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 12/10/2018 - 6:00 P.M.**

1. CASE NUMBER: Z-25-2018 APPLICANT(S): Estate Of Harold W Weakley Kathy Biter, Executrix  
AGENT: Gary Norris  
REQUEST: R-4 Multi-Family Residential District / R-3 Three Family Residential District  
to IC Institutional/Civic District  
LOCATION: Property north of Crossland Ave., East of Martin St., South of Washington St., & West of  
Greenwood Ave.  
TAX MAP(S): 066K-K PARCEL #: 030.01 CIVIL DISTRICT: 12  
REASON FOR REQUEST: Loaves and Fishes of Clarksville is purchasing this property to move locations. It  
will provide meals to those in need in Clarksville.  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

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

- 2. CASE NUMBER: Z-26-2018    APPLICANT(S): Luke Baggett    AGENT: Syd Hedrick Byers And Harvey  
REQUEST: R-3 Three-Family Residential District  
          to R-6 Single-Family District

LOCATION: Property fronting on the southwest frontage of Charlotte St, 330 +/- feet southeast of the Charlotte St. & Current St. intersection.

TAX MAP(S): 079B-A    PARCEL #: 028.00    CIVIL DISTRICT: 12

REASON FOR REQUEST: It will be used for single family residential with equal density levels as the current multifamily zoning. The zone change will engender affordable fee simple ownership through the R-6 zone district.

CO. COMM. DISTRICT: 5    CITY COUNCIL WARD: 6

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- 3. CASE NUMBER: Z-27-2018    APPLICANT(S): Crocker Rental Partnership  
REQUEST: C-5 Highway and Arterial Commercial District  
          to R-4 Multiple-Family Residential District

LOCATION: Property East of Ft. Campbell Blvd., South of Park Lane, North of Maple St., West of Rebecca Lane.

TAX MAP(S): 054C-G    PARCEL #: 041.03    CIVIL DISTRICT: 7

REASON FOR REQUEST: Property to be utilized for multifamily development.

CO. COMM. DISTRICT: 16    CITY COUNCIL WARD: 4

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- 4. CASE NUMBER: Z-28-2018    APPLICANT(S): Betty G Henley    AGENT: David Henley (owner's son)  
REQUEST: R-4 Multiple-Family Residential District  
          to C-2 General Commercial District

LOCATION: Property located at the southwest corner of in intersection of Providence Blvd., & Beech St., the southeast corner of the intersection of Providence Blvd. & Plum St.

TAX MAP(S): 055I-B    PARCEL #: 004.00    CIVIL DISTRICT: 7

REASON FOR REQUEST: Want the entire parcel to have the C-2 zoning instead of the split zoning. This would make the parcel more consistent with the depth of the C-2 zone properties up and down the street. This would also connect the C-2 zoning with property behind that is also zoned C-2.

CO. COMM. DISTRICT: 13    CITY COUNCIL WARD: 6

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

5. CASE NUMBER: Z-29-2018 APPLICANT(S): Richard Collins

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

LOCATION: Property fronting on the South frontage of Batts Lane at the West Terminus of Batts Lane.

TAX MAP(S): 030I-H PARCEL #: 001.00 029L-D 046.00 CIVIL DISTRICT: 3

REASON FOR REQUEST:

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

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6. CASE NUMBER: Z-30-2018 APPLICANT(S): Bj Properties

REQUEST: C-5 Highway and Arterial Commercial District  
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Heritage Pointe Dr. 800 +/- feet north of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

TAX MAP(S): 008 PARCEL #: 013.06 p/o CIVIL DISTRICT: 2

REASON FOR REQUEST: To allow for a multifamily development

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

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7. CASE NUMBER: Z-31-2018 APPLICANT(S): Cbp Properties AGENT: Houston Smith

REQUEST: R-3 Three-Family Residential District  
to R-6 Single-Family District

LOCATION: property located at the northwest corner of the intersection of High St. & Perkins Ave.

TAX MAP(S): 066N-B PARCEL #: 022.00 CIVIL DISTRICT: 12

REASON FOR REQUEST:

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

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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-72-2018 APPLICANT: KENNETH BONE & DAVID MATHEWS  
REQUEST: Preliminary Plat Approval of MONTGOMERY ESTATES SECTION 7  
LOCATION: North of Overton Drive, south of Helton Drive, and east of Bedford Drive.  
MAP: 042 PARCEL: 040.01 ACREAGE: 6.08  
# OF LOTS: 4 CIVIL DISTRICT(S): 3  
ZONING: R-1  
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3. CASE NUMBER: S-78-2018 APPLICANT: HEREFORD FARM PARTNERSHIP  
REQUEST: Final Plat Approval of HEREFORD FARMS SECTION 1 (CLUSTER)  
LOCATION: South of 41- A, east of and adjacent to Miller Road.  
MAP: 088 PARCEL: 106.00 ACREAGE: 38.18  
# OF LOTS: 119 CIVIL DISTRICT(S): 11  
ZONING: R-1  
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4. 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  
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**V. SUBDIVISIONS (CONT.):**

- 5. CASE NUMBER: S-81-2018 APPLICANT: CHRISTOPHER BLACKWELL  
REQUEST: Preliminary Plat Approval of HARVEST HILLS  
LOCATION: South of Lock B Road S, East of and adjacent to Chapel Hill Road, approximately 435 feet south of the intersection of Parchman Rd and Chapel Hill Road.  
MAP: 124 PARCEL: 079.00 ACREAGE: 7.79  
# OF LOTS: 5 CIVIL DISTRICT(S): 17  
ZONING: AG  
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- 6. 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  
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- 7. CASE NUMBER: S-83-2018 APPLICANT: HOLLY POINT LLC  
REQUEST: Preliminary Plat Approval of HOLLY POINT LLC TYLERTOWN ROAD LOT 1  
LOCATION: West of Parade Dr., east of Trenton Rd., south of the Tennessee and Kentucky State line, north of and adjacent to Tylertown Road at the northwestern quadrant of the intersection of Tylertown Road and Winterset Drive.  
MAP: 008 PARCEL: 004.00 ACREAGE: 2.11  
# OF LOTS: 1 CIVIL DISTRICT(S): 2  
ZONING: R-5  
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- 8. CASE NUMBER: S-84-2018 APPLICANT: NICK DATTILO  
REQUEST: Preliminary Approval of NICK DATTILO PROPERTY EVANS ROAD LOTS 1-4 AND A REPLAT OF ACRES ESTATES LOT 8  
LOCATION: North of Lafayette Road, south of Purple Heart Parkway, east of and adjacent to Evans Road with the addresses of 1655-1709 Evans Road.  
MAP: 044D PARCEL: B 010.00 - 013.00 ACREAGE: 5.45  
# OF LOTS: 4 CIVIL DISTRICT(S): 3  
ZONING: R-4  
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**V. SUBDIVISIONS (CONT.):**

9. 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

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10. 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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11. 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

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

1. CASE NUMBER: SR-48-2018      APPLICANT: JOHN HADLEY  
AGENT: CAL BURCHETT  
DEVELOPMENT: PROFESSIONAL PARK TOWN HOMES  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 971 PROFESSIONAL PARK DRIVE CLARKSVILLE PROFESSIONAL PARK LOTS  
16 & 17  
MAP: 040-G-C-005.00, 006.00      ACREAGE: 4.62      CIVIL DISTRICT: 6  
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2. 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  
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3. CASE NUMBER: SR-50-2018      APPLICANT: AHC CLARKSVILLE  
AGENT: JASON YOST  
DEVELOPMENT: AHC CLARKSVILLE  
PROPOSED USE: MEDICAL FACILTY ADDITION  
LOCATION: 930 PROFESSIONAL PARK DR  
CLARKSVILLE PROFESSIONAL PARK, LOT 6  
MAP: 040-G-A-002.00      ACREAGE: 3.14      CIVIL DISTRICT: 6  
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VI SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS (CONT.):

11/28/2018

4. CASE NUMBER: SR-51-2018 APPLICANT: MYERS-CHAPMAN C/O SIMEON CONRAD  
AGENT: WILLIAM M SUITER  
DEVELOPMENT: URBAN FARMS SALT STORAGE  
PROPOSED USE: SALT STORAGE  
LOCATION: 800 BARGE POINT ROAD  
MAP: 054,011.00 ACREAGE: 50 CIVIL DISTRICT: 7

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5. CASE NUMBER: SR-52-2018 APPLICANT: TMS CONSTRUCTION THOM SPIGNER  
AGENT: BRITT LITTLE  
DEVELOPMENT: ROSSVIEW ANIMAL CLINIC  
PROPOSED USE: ANIMAL CLINIC AND RETAIL  
LOCATION: 919 ROSSVIEW RD  
MAP: 039,025.22 ACREAGE: 1.5 CIVIL DISTRICT: 1

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6. CASE NUMBER: SR-53-2018 APPLICANT: JOHNNY PIPER  
AGENT: HOUSTON SMITH  
DEVELOPMENT: BILTMORE APARTMENTS, PHASE 2  
PROPOSED USE: MULTI FAMILY APARTMENTS  
LOCATION: WILMA RUDOLPH BLVD  
MAP: 056-I-F-015.00 & 016.00 ACREAGE: 6.40 CIVIL DISTRICT: 12

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7. CASE NUMBER: AB-3-2018 APPLICANT: GEORGE WATSON

DEVELOPMENT: GEORGE WATSON ABANDONMENT

PROPOSED USE: ABANDONMENT

LOCATION: PORTION OF THAYER LANE

MAP: 080-E-A, BETWEEN PARCELS 27.00 & 29.00 ACREAGE: 0.132 CIVIL DISTRICT: 11

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8. CASE NUMBER: AB-4-2018 APPLICANT: CRAIG STUARD

AGENT: CHRIS GOODMAN

DEVELOPMENT: CRAIG STUARD ABANDONMENT

PROPOSED USE: ABANDONMENT

LOCATION: PORTION OF OLD HIGHWAY 76

MAP: 063, NE OF 32.01 & EAST OF 77.05 ACREAGE: 0.331 CIVIL DISTRICT: 11

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

- A. ANNEXATION PLAN OF SERVICE A-2-2018
- B. MONTHLY PROFIT AND LOSS STATEMENT
- C. YEAR TO DATE BUDGET TO ACTUAL
- D. ADOPT 2019 RPC MTGS CALENDAR
- E. REVISED FEE SCHEDULE
- F. OTHER BUSINESS