

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

March 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: 2/21/2018

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/29/2018 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/5/2018 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/2/2018 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 4/9/2018 - 6:00 P.M.

1. CASE NUMBER: Z-5-2018 APPLICANT(S): Maynard Family Company AGENT: Jimmy Bagwell

REQUEST: R-2 Single Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property located south of Tobacco Road, 430 +/- feet southwest of the Tobacco Road & Sandburg Drive intersection.

TAX MAP(S): 030 PARCEL #: 006.00 CIVIL DISTRICT: 3rd

REASON FOR REQUEST: Requested area is an addition to an existing R-4 tract.

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

2. CASE NUMBER: Z-6-2018 APPLICANT(S): Ronnie Seay AGENT: Wade Hadley

REQUEST: R-1 Single Family Residential District

to R-2A Single-Family Residential District

LOCATION: Property south of 101st Airborne Div. Parkway SR374, north of Tracy lane, west of Pea Ridge Rd. located at the terminus of Button Drive.

TAX MAP(S): 041 PARCEL #: 040.02 CIVIL DISTRICT: 6

REASON FOR REQUEST: Extension of surrounding zoning for single family development.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11

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

3. CASE NUMBER: Z-7-2018 APPLICANT(S): Reda Homes LLC

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

LOCATION: Property located east of the Ft. Campbell Blvd. & north of Idlewild St.

TAX MAP(S): 054C-F PARCEL #: 046.00 p/o, 047.00 & 047.01 p/o CIVIL DISTRICT: 7th

REASON FOR REQUEST:

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

4. CASE NUMBER: Z-8-2018 APPLICANT(S): Syd Hedrick

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

LOCATION: Multiple Parcels South of Crossland Avenue, North & South of W. High Street & West of Charlotte Street.

TAX MAP(S): 066O-B PARCEL #: 2.00, 6.00, 7.00, 8.00 & 9.00 CIVIL DISTRICT: 12th

REASON FOR REQUEST: The R-3 zoning is an antiquated zoning which is ambiguous as to its use regarding single family, duplex and triplex. Some of the lots meet the criteria for triplex, some for duplex and the rest, single family. Although there is a duplex nearby, the area has a single family, residential feel. The R-6 zoning will help to engender urban life, especially when the Upland Trail is completed and the residents can use the amenities to their fullest potential.

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

5. CASE NUMBER: ZO-1-2017 APPLICANT(S): Regional Planning Commission

REQUEST: Text Amendment - Temporary Signs Amendment

REASON FOR REQUEST: Temporary Sign Ordinance Amendment (Political Signs) State Legislation Change

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

6. CASE NUMBER: CZ-6-2018 APPLICANT(S): Jeffrey Morrison

REQUEST: C-2 General Commercial District
to R-1 Single-Family Residential District

LOCATION: Property located at the northwest corner of the River Road & Morrison Court intersection.

TAX MAP(S): 091 PARCEL #: 047.00 & 47.01 CIVIL DISTRICT: 13th

REASON FOR REQUEST: Daughter wants to build a house on property. It was zoned commercial by the County.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

7. CASE NUMBER: CZ-7-2018 APPLICANT(S): Florim Usa, Inc AGENT: Florim Usa, Inc.

REQUEST: AG Agricultural District
to M-2 General Industrial District

LOCATION: Property south of Guthrie Hwy., west of International Blvd., north of Corporate Parkway Blvd.

TAX MAP(S): 016 PARCEL #: 018.04 033 006.14 CIVIL DISTRICT: 2

REASON FOR REQUEST: A portion of Florim USA, Inc. property is requested to be rezoned from AG-Agricultural Production District to M-2 General Industrial District for future development of the property with an industrial use.

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

8. CASE NUMBER: CZ-8-2018 APPLICANT(S): Gary Harmon Ben Stanley

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

LOCATION: Parcels south of Britton Springs Rd., north & west of Center Road.

TAX MAP(S): 029L-A PARCEL #: 041.00 & 042.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: 0.63 acres is a portion of a 10.77 acre tract that we own. 10.14 acres of the 10.77 is zoned R-4. The two rectangle lots that are zoned RM-1 are land locked. We desire the entire parcel to have R-4 zoning.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: N/A

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

9. CASE NUMBER: CZ-9-2018 APPLICANT(S): Donnie And Debbie Plaster

REQUEST: AG Agricultural District

to R-1A Single-Family Residential District

LOCATION: Parcel fronting on the south frontage of Through Springs Rd. 460 +/- feet east of the Through Springs Rd. & Edinburgh Way intersection.

TAX MAP(S): 082 PARCEL #: 015.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To build one level house that is handicap for my wife.

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-58-2017 APPLICANT: ADVANCED DE. CONST. CO. INC.
REQUEST: Preliminary Plat Approval of ADVANCED DEV CONST CO. INC. PROPERTY E. PINE MOUNTAIN ROAD LOTS 1 & 2
LOCATION: South of and adjacent to the 101st Airborne Parkway, east of and adjacent to the terminus of E. Pine Mountain Road.
MAP: 042 PARCEL: 030.00 ACREAGE: 3.18
OF LOTS: 2 CIVIL DISTRICT(S): 3

2. 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

3. CASE NUMBER: S-6-2018 APPLICANT: CHRIS BLACKWELL
REQUEST: Preliminary Plat Approval of BRISTOL HILLS SECTION 2
LOCATION: South of and adjacent to Old Hwy 48, 1778 feet East from the intersection of Old Hwy 48 and Martha's Chapel Road, West of Liverworth Road.
MAP: 132 PARCEL: 054.00 ACREAGE: 8.18
OF LOTS: 4 CIVIL DISTRICT(S): 17

4. 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

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-8-2018 APPLICANT: BLACKWELL CONSTRUCTION
REQUEST: Preliminary Plat Approval of WEST WINDS (CLUSTER)
LOCATION: Approximately 1,790 feet south of the intersection of Ashland City Road and Edmonson Ferry Road, west of and adjacent to Edmonson Ferry Road.
MAP: 079k PARCEL: B 024.00 ACREAGE: 4.59
OF LOTS: 17 CIVIL DISTRICT(S): 12

6. CASE NUMBER: S-9-2018 APPLICANT: GREEN SPACE PARTNERS
REQUEST: Preliminary Plat Approval of KIRKWOOD FARMS
LOCATION: Immediately south and west of the intersection of Charles Bell Road and Dunlop Lane.
MAP: 034 PARCEL: 049.03 ACREAGE: 7.41
OF LOTS: 9 CIVIL DISTRICT(S): 1

7. CASE NUMBER: S-10-2018 APPLICANT: MICHAEL CONNERETH
REQUEST: Preliminary Plat Approval of SANGO SPRINGS SECTION 2 (CLUSTER)
LOCATION: North of M.L.K. Jr. Parkway, south of and adjacent to Scenic Drive, approximately 500' west of the intersection of Scenic Drive and Vaughan Road.
MAP: 063 PARCEL: 031.00 ACREAGE: 13.34
OF LOTS: 33 CIVIL DISTRICT(S): 11

8. CASE NUMBER: S-11-2018 APPLICANT: MICHAEL CONNERETH
REQUEST: Preliminary Plat Approval of ANDOVER PASSAGE (previously Sango Ridge)
LOCATION: North of and adjacent to Hogan Road, approximately 1880 feet north of the intersection of Hogan Road and Gratton Road. .
MAP: 088 PARCEL: 132.00 ACREAGE: 13.35
OF LOTS: 11 CIVIL DISTRICT(S): 11

9. CASE NUMBER: S-12-2018 APPLICANT: MICHAEL CONNERETH
REQUEST: Preliminary Plat Approval of TROUGH SPRINGS SUBDIVISION
LOCATION: South of Highway 76, south of and adjacent to Trough Springs Road, approximately 550 feet west of the intersection of Fire Station Road and Trough Springs Road.
MAP: 082 PARCEL: 001.00 ACREAGE: 1.15
OF LOTS: 3 CIVIL DISTRICT(S): 11

V. SUBDIVISIONS (CONT.):

- 10. CASE NUMBER: S-13-2018 APPLICANT: WILLIAM GRISSOM
REQUEST: Preliminary/replat Approval of REPLAT OF THE JAIME TAYLOR PROPERTY,
BRIDGEWOOD ROAD LOT 1 AND FINAL PLAT OF WILLIAM GRISSOM PROPERTY,
BRIDGEWOOD ROAD LOT 1 (ALSO SEE CASE NUMBER MP-6-2018)
LOCATION: Approximately 280 feet northeast of the intersection of Mooreland Drive and Bridgewood
Road, east of and adjacent to Bridgewood Road.
MAP: 067 PARCEL: 057.00 ACREAGE: 2.73 #OF LOTS: 2 CIVIL DISTRICT(S): 13

- 11. CASE NUMBER: S-14-2018 APPLICANT: MACK PHILLIPS
REQUEST: Preliminary Plat Approval of PHILLIPS ESTATES SECTION 5
LOCATION: North of Buck Road, south of Beldon Station Lane, and south of and adjacent to the current
terminus of Hickory Wild Court.
MAP: 015 PARCEL: 012.02 ACREAGE: 25.9
OF LOTS: 15 CIVIL DISTRICT(S): 1

- 12. CASE NUMBER: S-15-2018 APPLICANT: GORDON SEAY
REQUEST: Revised Preliminary Plat Approval of REVISED PRELIMINARY HICKORY WILD SECTION
3A
LOCATION: North of Rossvie Road and east of and adjacent to the eastern terminus of Judge Tyler Drive.
MAP: 034 PARCEL: 052.03 ACREAGE: 18.53
OF LOTS: 39 CIVIL DISTRICT(S): 1

- 13. CASE NUMBER: S-16-2018 APPLICANT: KMG PROPERTIES
REQUEST: Preliminary Plat Approval of BAINBRIDGE DRIVE ROW DEDICATION
LOCATION: East of and adjacent to Rollow Lane, at the western terminus of Bainbridge Drive.
MAP: 039 PARCEL: 025.06 ACREAGE: 1.72
OF LOTS: 0 CIVIL DISTRICT(S): 1

- 14. 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: 121 CIVIL DISTRICT(S): 8

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

1. CASE NUMBER: SR-4-2018 APPLICANT: KMG PROPERTIES

DEVELOPMENT: KMG PROPERTIES

PROPOSED USE: MULTI FAMILY

LOCATION: BAINBRIDGE DRIVE

MAP: 039,025.06 ACREAGE: 17.78 CIVIL DISTRICT: 1

2. CASE NUMBER: SR-6-2018 APPLICANT: THOMAS COOK HENRY EMRICK

AGENT: CLAY POWERS

DEVELOPMENT: GOVERNORS PARK, PHASE 1

PROPOSED USE: COMMERCIAL OFFICE BUILDINGS

LOCATION: 180 TERMINAL ROAD

MAP: 032,1007.00 & 109.00 ACREAGE: 8.677 CIVIL DISTRICT: 6

3. CASE NUMBER: SR-7-2018 APPLICANT: FULTON WILSON CONSTRUCTION

AGENT: CAL BURCHETT

DEVELOPMENT: FERGUSONS

PROPOSED USE: RETAIL AND WAREHOUSE

LOCATION: 2615 MADISON STREET

MAP: 081,033.00 (P) ACREAGE: 5.14 CIVIL DISTRICT: 11

WITHDRAWN
BY
APPLICANT

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

3/28/2018

- 4. CASE NUMBER: SR-8-2018 (LA-5-2018) APPLICANT: AUDIO SPECIALISTS
AGENT: CAL BURCHETT
DEVELOPMENT: AUDIO SPECIALISTS
PROPOSED USE: AUTOMOTIVE REPAIR MINOR
LOCATION: 2705 TRENTON ROAD
MAP: 032-O-B-012.00 & 013.00 ACREAGE: 1.22 CIVIL DISTRICT: 6

- 5. CASE NUMBER: SR-9-2018 APPLICANT: GC COMPANY LLC
AGENT: CAL BURCHETT
DEVELOPMENT: ASHTON RIDGE, PHASE 3
PROPOSED USE: MULTI FAMILY
LOCATION: 1065 WEST CREEK COYOTE TRAIL
MAP: 018, 035.03 ACREAGE: 3.25 CIVIL DISTRICT: 3

- 6. CASE NUMBER: SR-10-2018 APPLICANT: P & M HOLDINGS, INC.
AGENT: CAL BURCHETT
DEVELOPMENT: P & M RETAIL
PROPOSED USE: RETAIL
LOCATION: 111 MORRIS ROAD
MAP: 033-H-C-005.01 ACREAGE: 0.93 CIVIL DISTRICT: 6

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

3/28/2018

- 7. CASE NUMBER: SR-11-2018 APPLICANT: WEST END CIRCLE PROPERTIES
AGENT: CAL BURCHETT
DEVELOPMENT: COUNTRY LANE CONDOS/MULTI FAMILY
PROPOSED USE: MULTI FAMILY
LOCATION: 135 COUNTRY LANE
MAP: 081, 104.00 ACREAGE: 4.29 CIVIL DISTRICT: 11

- 8. CASE NUMBER: SR-12-2018 APPLICANT: FIRST BAPTIST CHURCH OF CLARKSVILLE
AGENT: HOUSTON SMITH
DEVELOPMENT: KIRKWOOD BAPTIST CHURCH
PROPOSED USE: CHURCH ADDITION
LOCATION: 3400 KIRKWOOD ROAD
MAP: 034, 030.00 ACREAGE: 4.07 CIVIL DISTRICT: 1

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT & LOSS STATEMENT