

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

May 27, 2020

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: 4/29/2020

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/28/2020 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/4/2020 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 6/1/2020 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 6/8/2020 - 6:00 P.M.

1. CASE NUMBER: Z-17-2020 APPLICANT(S): Tupeno Partnership

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

DEFERRED

LOCATION: Property fronting on the south frontage of Martin Luther King, Jr. 1,200 +/- feet west of the Martin Luther King, Jr. & Old Farmers Rd. intersection.

TAX MAP(S): 081 PARCEL #: 002.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To allow for multifamily development.

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 10

2. CASE NUMBER: Z-18-2020 APPLICANT(S): William And Raynetta Drinnon AGENT: Robert Chaney

REQUEST: R-3 Three-Family Residential District

to R-2A Single-Family Residential District

LOCATION: Property located on the west frontage of Oak St., 500 +/- feet north of the Oak St. & E St. intersection.

TAX MAP(S): 055H PARCEL #: 012.00 J CIVIL DISTRICT: 7

REASON FOR REQUEST: Zoning down to single family residential, for infill type development

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4

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

3. CASE NUMBER: ZO-3-2020 APPLICANT(S): Regional Planning Commission

REQUEST: Text

REASON FOR REQUEST: Zoning Ordinance Text Amendment relative to defining recreational vehicles/campers & their allowance in mobile home parks.

4. CASE NUMBER: CZ-8-2020 APPLICANT(S): Donna & Roger Wallace AGENT: Chris Blackwell

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Rossvie Rd. south of the Rossvie Rd. & Browning Way intersection & east of the eastern terminus of Collins View Way.

TAX MAP(S): 058 PARCEL #: 006.00 & 006.01 CIVIL DISTRICT: 1

REASON FOR REQUEST: To allow for single family development

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

V. SUBDIVISIONS:

All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

1. CASE NUMBER: S-34-2020 APPLICANT: SINGLETARY CONSTRUCTION LLC
REQUEST: Preliminary Plat Approval of ALLEN FARMS SECTION 1 (CLUSTER) AND ALLEN FARMS SECTIONS 2 AND 3 AND MASTER PLAN
LOCATION: East of and adjacent to Peachers Mill Road, south of and adjacent to West Boy Scout Road, north of and adjacent to Allen Griffey Road
MAP: 018 PARCEL: 035.00 & 035.02 ACREAGE: 89.2
OF LOTS: 286 CIVIL DISTRICT(S): 3 ZONING: R-2

2. CASE NUMBER: S-36-2020 APPLICANT: TED WOOTTON
REQUEST: Minor Plat Approval of VIRGINIA HILLS SECTION F LOTS 106 & 107
LOCATION: South of Bellamy Lane, north of Rossview Rd, east of and adjacent to Warfield Blvd, at the west terminus of Bristol Ct.
MAP: 040 PARCEL: 032.04 ACREAGE: 0.85
OF LOTS: 2 CIVIL DISTRICT(S): 6
ZONING: O-1

3. CASE NUMBER: S-42-2020 APPLICANT: KOLBE HOMES, LLC
REQUEST: Minor Plat Approval of KOLBE ESTATES
LOCATION: South of Liverworth Road, west of Chapel Hill Road, east of Old Highway 48, north of and adjacent to Southside Rd, at the intersection of Moores Ln and Southside Rd.
MAP: 144 PARCEL: 046.00 ACREAGE: 17.93
OF LOTS: 7 CIVIL DISTRICT(S): 16
ZONING: AG

4. CASE NUMBER: S-44-2020 APPLICANT: WILLIAM BELEW
REQUEST: Preliminary Plat Approval of CEDAR SPRINGS 3 (CLUSTER)
LOCATION: West of Trenton Road, east of and adjacent to Needmore Road, south of Hazelwood Road, west of and adjacent to the current terminus of Sydney Louise Drive.
MAP: 018 PARCEL: 042.00 ACREAGE: 64.64
OF LOTS: 190 CIVIL DISTRICT(S): 2
ZONING: R-1A(cluster)

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-45-2020 APPLICANT: HOLLY POINT, LLC
REQUEST: Preliminary Plat Approval of SANGO COMMONS PHASE 2 (CLUSTER)
LOCATION: East of Bagwell Rd, north of Hwy 41-A South, south of Sango Road, west of and adjacent to Durham Road, approximately 150 feet south and west of the intersection of Sango Road and Durham Road.
MAP: 086 PARCEL: 020.01 ACREAGE: 18.03
OF LOTS: 43 CIVIL DISTRICT(S): 10
ZONING: R-1 Cluster

6. CASE NUMBER: S-46-2020 APPLICANT: CBP PROPERTIES
REQUEST: Preliminary Plat Approval of GLENSTONE ROW
LOCATION: West of Elk Drive, east of Glenstone Boulevard, south of E. Glenridge Lane, north of and adjacent to Ashland City Road, approximately 170 feet east of the intersection of Glenstone Boulevard and Ashland City Road.
MAP: 088A PARCEL: B 001.01 ACREAGE: 2.19
OF LOTS: 10 CIVIL DISTRICT(S): 11 ZONING: R-2A

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

1. CASE NUMBER: SR-16-2020 APPLICANT: CLARKSVILLE SENIOR LIVING, LLC
AGENT: HOUSTON SMITH
DEVELOPMENT: RIVERCLUB PHASE 3
PROPOSED USE: MEDICAL OFFICE, RESIDENTIAL, ASSISTED LIVING
LOCATION: 1170 WARFIELD BLVD
MAP: 064, 001.00 (P/O) ACREAGE: 15.71 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-17-2020 APPLICANT: RAY OMAR
AGENT: CAL BURCHETT
DEVELOPMENT: NORTHFIELD APARTMENTS
PROPOSED USE: MULTIFAMILY
LOCATION: 1215 NORTHFIELD DRIVE
MAP: 017, 004.04 (P/O) ACREAGE: 6.16 CIVIL DISTRICT: 2

3. CASE NUMBER: SR-18-2020 APPLICANT: EDDIE BURCHETT
AGENT: CAL BURCHETT
DEVELOPMENT: THE VALORE
PROPOSED USE: MULTIFAMILY
LOCATION: 360 NEEDMORE ROAD
MAP: 032, 082.04 ACREAGE: 7.02 CIVIL DISTRICT: 6

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

5/27/2020

4. CASE NUMBER: AB-1-2020 APPLICANT: CHRIS BLACKWELL

AGENT:

DEVELOPMENT: CHRIS BLACKWELL

PROPOSED USE: ABANDONMENT

LOCATION: BUTTS DRIVE (P/O)

MAP: 053, N OF PARCEL 6.06, WITHIN PARCEL 6.03 ACREAGE: 0.1492 CIVIL DISTRICT: 8

VII. OTHER BUSINESS:

- A. COMMON DESIGN REVIEW BOARD APPOINTMENT
- B. JUNE MEETING PROCEDURES
- C. MONTHLY PROFIT AND LOSS STATEMENT