

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

July 24, 2019

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: 6/26/2019

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/25/2019 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/1/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/5/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 8/12/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-16-2019 APPLICANT(S): Michael Connerth

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

LOCATION: Property with frontage on the north right of way of Martin Luther King Parkway (SR 76) 1,460 +/- feet west of the Martin Luther King Parkway & Vaughan Road intersection.

TAX MAP(S): 64 PARCEL #: 062.03 CIVIL DISTRICT: 11

REASON FOR REQUEST: Extension of existing zoning.

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

2. CASE NUMBER: Z-17-2019 APPLICANT(S): The Shirley A Stewart Revocable Living Trust

**REQUEST: O-1 Office District
to M-1 Light Industrial District**

LOCATION: Property fronting on the south right of way frontage of Old Ashland City Rd. 500 +/- feet east of the Old Ashland City Rd. & Proctor Dr. intersection.

TAX MAP(S): 80-F-A PARCEL #: 3.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Property is under contract for purchase with Thomas Development (Tenant - Thomas Lumber Co.). Buyer owns adjoining property to one side and rear. Buyer needs zoning to meet their existing zoning to allow for expansion.

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

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

3. CASE NUMBER: Z-18-2019 APPLICANT(S): Jim Flake AGENT: Vernon Weakley

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

LOCATION: Property fronting on the south frontage of Tracy Lane, 1,255 +/- feet east of the Tracy Ln. & Whitfield Rd. intersection

TAX MAP(S): 41 PARCEL #: 45.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Rezone request to make property compatible with existing developed apartments to the east.

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

4. CASE NUMBER: Z-19-2019 APPLICANT(S): Eagles Bluff Partnership

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

LOCATION: Property located west of Wilma Rudolph Blvd., east of Old Trenton Rd. & south Wylma Van Allen Place.

TAX MAP(S): 56 PARCEL #: 62.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Rezone request to down zone to a mixed use zone.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9

5. CASE NUMBER: CZ-9-2019 APPLICANT(S): Bone, Henry, Strange And Ward AGENT: Holly Point LLC

REQUEST: AG Agricultural District
to E-1A Single Family Estate District / R-1 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Hickory Point Road, 1,800 +/- feet south of Gholson Road & 825 +/- feet north of Ryan Road

TAX MAP(S): 088 PARCEL #: 155.00 CIVIL DISTRICT: 15

REASON FOR REQUEST:

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

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

6. CASE NUMBER: CZ-11-2019 APPLICANT(S): William Witkowski, David Spottiswood, Justin Jensen
AGENT: Olson and Olson PLC
REQUEST: AG Agricultural District
 to AGC Agricultural Commercial District
LOCATION: Property is fronting on the west frontage of Marion Rd, 2270 +/- feet from the intersection of Highway 13 and Marion Rd.
TAX MAP(S): 142 PARCEL #: 089.06 CIVIL DISTRICT: 20
REASON FOR REQUEST: Small Distillery-5.1.3.2 alcohol distillery, small less than 1000 barrels a month
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

7. CASE NUMBER: CZ-12-2019 APPLICANT(S): Tommy Head AGENT: Joe Pewitt
REQUEST: AG Agricultural District
 to M-2 General Industrial District
LOCATION: Property is on the north frontage of Old Oak Plains Rd., 970 +/- feet from the intersection of Oak Plains Rd. and Old Oak Plains Rd.
TAX MAP(S): 126 PARCEL #: 066.00 P/O CIVIL DISTRICT: 10
REASON FOR REQUEST: Rezone to Heads Scrap Metal
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

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

8. CASE NUMBER: CZ-13-2019 APPLICANT(S): Connie And David Hassell AGENT: Christian Black
REQUEST: AG Agricultural District

to E-1A Single Family Estate District

LOCATION: Property is on the west frontage of Ashland City Rd., 515 +/- feet from the Pace Rd and Ashland City Rd intersection

TAX MAP(S): 103 PARCEL #: 015.00 CIVIL DISTRICT: 15

REASON FOR REQUEST: The property is surrounded by a large percentage of Southridge Subdivision which is zoned R1 with most lots being smaller than the minimum lot allowed in this zone. This zoning fits well with properties in the area.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

9. CASE NUMBER: CZ-14-2019 APPLICANT(S): Christian And Masina Black

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Located south of and adjacent to Highway 41-A South, north of Southridge Trail, east of Welch Road, west of Durham and north of Shady Grove Road

TAX MAP(S): 086 PARCEL #: 080.03 CIVIL DISTRICT: 10

REASON FOR REQUEST: Creating a 1.2 acre tract

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

10. CASE NUMBER: CZ-15-2019 APPLICANT(S): The Russel Firm, Inc F/K/A Russell, Russell & Waddle, Inc.

AGENT: Stanley M. Ross

REQUEST: E-1 Single Family Estate District

to AG Agricultural District

LOCATION: Property is fronting on the west portion of Hickory Point Rd., 1800 +/- feet from the Johnson Rd and Hickory Point Rd intersection

TAX MAP(S): 110 PARCEL #: 010.00 CIVIL DISTRICT: 15

REASON FOR REQUEST: Convert to Agricultural District for Agricultural uses.

CO. COMM. DISTRICT: 3 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-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

2. CASE NUMBER: S-20-2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP
REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)
LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road, approximately 1500 feet west of the Sango Road and Smith Lane intersection.
MAP: 087 PARCEL: 023.02 ACREAGE: 31.58
OF LOTS: 79 CIVIL DISTRICT(S): 11
ZONING: R-1 CLUSTER

3. CASE NUMBER: S-30-2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D
LOCATION: Southeast of York Road, west of Dotsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.
MAP: 077 PARCEL: 013.06 ACREAGE: 21.98
OF LOTS: 12 CIVIL DISTRICT(S): 8
ZONING: R-1/AG

4. CASE NUMBER: S-36-2019 APPLICANT: REDA HOMEBUILDERS
REQUEST: Final Plat Approval of REDA ESTATES SECTION 2B
LOCATION: West of Dotsonville Road, south of York Road, north of Ogburn Chapel Road at the current west terminus of Reda Drive.
MAP: 077 PARCEL: 013.06 ACREAGE: 54.03
OF LOTS: 33 CIVIL DISTRICT(S): 8
ZONING: R-1

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-37-2019 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of EASTHAVEN SECTION 3 CLUSTER
LOCATION: South of Sango Road, north of Highway 41A S, east of Smith Lane, west of and adjacent to Bagwell Road approximately 1200 feet north of the Highway 41A S and Bagwell Road Intersection.
MAP: 087 PARCEL: 033.03 ACREAGE: 19.81
OF LOTS: 58 CIVIL DISTRICT(S): 10
ZONING: R-1 CLUSTER

6. CASE NUMBER: S-47-2019 APPLICANT: TODD MORRIS
REQUEST: Final Plat Approval of VERIDIAN SECTION 1
LOCATION: South of and adjacent to Sango Road, approximately 630' west of the intersection of Sango Road and Sango Drive.
MAP: 082 PARCEL: 053.00 ACREAGE: 1.43
OF LOTS: 2 CIVIL DISTRICT(S): 1
ZONING: R-2D

7. CASE NUMBER: S-48-2019 APPLICANT: CLC HIDDEN SPRINGS LP
REQUEST: Final Plat Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)
LOCATION: North of and adjacent to Garrettsburg Road, approximately 300' northwest of the intersection Garrettsburg Road and Meachem Drive.
MAP: 029 PARCEL: 010.02 ACREAGE: 32.13
OF LOTS: 72 CIVIL DISTRICT(S): 3
ZONING: R-1

8. CASE NUMBER: S-49-2019 APPLICANT: MACK PHILLIPS
REQUEST: Final Plat Approval of PHILLIPS ESTATES SECTION 5
LOCATION: West of Guthrie Road, southeast of Webb Road, north of Buck Road, at the south terminus of Hickory Wild Court
MAP: 015 PARCEL: 012.02 ACREAGE: 25.98
OF LOTS: 15 CIVIL DISTRICT(S): 1
ZONING: E-1

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-50-2019 APPLICANT: CHRIS BLACKWELL
REQUEST: Final Plat Approval of DUNBAR SECTION 2(CLUSTER)
LOCATION: South of Rossvie Road, east of Basham Lane, north of Dunbar Cave Road, at the west terminus of Barnhill Road
MAP: 057 PARCEL: 076.00, 076.02, & 077.00 ACREAGE: 21.98
OF LOTS: 37 CIVIL DISTRICT(S): 6
ZONING: R-1A/R-1

10. CASE NUMBER: S-51-2019 APPLICANT: IMER DEVELOPMENT
REQUEST: Final Plat Approval of WEST CREEK FARMS 3A PHASE II
LOCATION: North of 101st Airborne Division Pkwy, west of Peacher's Mill Road, at the west terminus of Henry Place Blvd.
MAP: 019 PARCEL: 004.02 ACREAGE: 3.02
OF LOTS: 4 CIVIL DISTRICT(S): 3
ZONING: R-2

11. CASE NUMBER: S-52-2019 APPLICANT: BLUE SKY ENTERPRISES
REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 2C
LOCATION: South of 101st Airborne Division Pkwy, east of Tracy Ln, west of and adjacent to Pea Ridge Road, north of and adjacent to the terminus of Button Drive.
MAP: 041 PARCEL: 040.06 ACREAGE: 21.53
OF LOTS: 66 CIVIL DISTRICT(S): 6
ZONING: R-2A

12. CASE NUMBER: S-53-2019 APPLICANT: CHRISTIAN BLACK
REQUEST: Final Plat Approval of PERKINS ROW FINAL PLAT
LOCATION: South of and Crossland Avenue, west of and adjacent to Perkins Avenue.
MAP: 066N PARCEL: B 002.01, 003.00, 020.00, 022.00 ACREAGE: 1.26
OF LOTS: 10 CIVIL DISTRICT(S): 12
ZONING: R-6

V. SUBDIVISIONS (CONT.):

13. CASE NUMBER: S-54-2019 APPLICANT: BILL BELEW
REQUEST: Final Plat Approval of GRATTON ESTATES SECTION 1A (CLUSTER)
LOCATION: South and west of Ashland City Road, North and weest of and adjacent to Gratton Road.
MAP: 080 PARCEL: 008.00 ACREAGE: 20.83
OF LOTS: 45 CIVIL DISTRICT(S): 11
ZONING: R-1 CLUSTER

14. CASE NUMBER: S-55-2019 APPLICANT: FIELDS OF NORTHMEADE
REQUEST: Final Plat Approval of WELLINGTON FIELDS SECTION 5
LOCATION: north of Rossvievw Road, south of Josie Lane, west of and adjacent to Kirkwood Road.
MAP: 039 PARCEL: 008.00 ACREAGE: 7.03
OF LOTS: 16 CIVIL DISTRICT(S): 1
ZONING: R-1

15. CASE NUMBER: S-56-2019 APPLICANT: EAGLES BLUFF
REQUEST: Preliminary Plat Approval of FLINT RIDGE
LOCATION: East of Whitfield Road, north of Old Trenton Road, south of the 101st Airborne Parkway,
south of and adjacent to Tracy Lane, approximately 1150 feet east of the intersection of Whitfield Road
and Tracy Lane intersection.
MAP: 041 PARCEL: 045.00 ACREAGE: 24.81
OF LOTS: 71 CIVIL DISTRICT(S): 6 ZONING: R-1

16. CASE NUMBER: S-57-2019 APPLICANT: JBL DEVELOPMENT
REQUEST: Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1B
LOCATION: North of Rossvievw Road, south and west of Kirkwood Road, east of Dunlop Lane at the
southern terminus of Judge Tyler Dr.
MAP: 039 PARCEL: 016.09 ACREAGE: 6.14
OF LOTS: 14 CIVIL DISTRICT(S): 1
ZONING: R-1

V. SUBDIVISIONS (CONT.):

17. CASE NUMBER: S-58-2019 APPLICANT: REDA HOMEBUILDERS, INC.

REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 3

LOCATION: West of Dotsonville Road, south of York Road, north of and adjacent to Ogburn Chapel Road, approximately 2500 feet east of the intersection of Ogburn Chapel Road and Dailey Road, west of the current terminus of Reda Drive.

MAP: 068 PARCEL: 092.00 ACREAGE: 63.63

OF LOTS: 54 CIVIL DISTRICT(S): 8 ZONING: R-1

VII. PLANNING DIRECTOR'S REPORT

A. A-3-2019 PLAN OF SERVICE FOR ANNEXATION OF AREA SOUTH OF HANKOOK (ROSSVIEW) ROAD

B. MONTHLY PROFIT AND LOSS STATEMENT

C. YEAR TO DATE BUDGET TO ACTUAL

D. OTHER BUSINESS