

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**July 25, 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: 6/27/2018**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/26/2018 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/2/2018 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/6/2018 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 8/13/2018 - 6:00 P.M.**

1. CASE NUMBER: Z-17-2018 APPLICANT(S): Paul Landrum  
REQUEST: O-1 Office, Medical, Institutional and Civic District  
to R-4 Multiple-Family Residential District  
LOCATION: Property fronting on the east frontage of Landrum Place, 820 +/- feet south of the Memorial Drive  
& Landrum Place intersection.  
TAX MAP(S): 065-N-J PARCEL #: 020.00 CIVIL DISTRICT: 11  
REASON FOR REQUEST: To better utilize the property  
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 10

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2. CASE NUMBER: Z-18-2018 APPLICANT(S): David Stiltner AGENT: J. Chris Fielder Dbs And  
Associates Eng.  
REQUEST: C-4 Highway Interchange District  
to C-2 General Commercial District  
LOCATION: Property located at the southeast corner of the Martin Luther King Parkway & S. Gateway Plaza  
Blvd. intersection.  
TAX MAP(S): 063J-A PARCEL #: 008.00 & 009.00 CIVIL DISTRICT: 11  
REASON FOR REQUEST: To conform more closely with the zoning of the property to the north and be in  
compliance with the zoning regulation for a childcare facility  
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10

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

3. CASE NUMBER: CZ-16-2018 APPLICANT(S): Mary Cocke

REQUEST: AG Agricultural District

to R-2D Two-Family Residential District

LOCATION: Property fronting on the south frontage of Sango Road, 825 +/- feet east of the Sango Road & Sango Drive intersection.

TAX MAP(S): 082 PARCEL #: 053.00 CIVIL DISTRICT: 11

REASON FOR REQUEST:

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

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-76b-2007 APPLICANT: BILLY RAY SUITER  
REQUEST: Preliminary Plat Extension Approval of HICKORY WILDS SECTION 2C (CLUSTER)  
LOCATION: Terminus of Pitt Lane and John Duke Tyler Blvd.  
MAP: 039 PARCEL: 016.05 ACREAGE:  
# OF LOTS: 20 CIVIL DISTRICT(S): 1  
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2. CASE NUMBER: S-10b-2012 APPLICANT: JIMMY BAGWELL  
REQUEST: Preliminary Plat Extension Approval of WESTHAVEN  
LOCATION: East of and adjacent to Tobacco Road, east of the intersection of Sandburg Drive and Tobacco Road.  
MAP: 030 PARCEL: 006.00 ACREAGE: 174.267  
# OF LOTS: 390 CIVIL DISTRICT(S): 3  
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3. CASE NUMBER: S-57c-2012 APPLICANT: GORDON SEAY  
REQUEST: Preliminary Plat Extension Approval of THE OAKS (CLUSTER)  
LOCATION: South of Dunbar Cave Road, east of Warfield Boulevard and north of the Red River  
MAP: 057 PARCEL: 124.00 ACREAGE: 194.29  
# OF LOTS: 439 CIVIL DISTRICT(S): 6  
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4. 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  
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5. CASE NUMBER: S-29-2018 APPLICANT: DANELL WELCH  
REQUEST: Final Plat Approval of WELCHTREE SECTION 3  
LOCATION: South of Old Clarksville Pike, east of Ashland City Road, west of Walter Road, at the terminus of Rosebury Lane  
MAP: 126 PARCEL: 068.01 ACREAGE: 26.07  
# OF LOTS: 13 CIVIL DISTRICT(S): 10  
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**V. SUBDIVISIONS (CONT.):**

- 6. CASE NUMBER: S-34-2018 APPLICANT: GRIFFY FAMILY PARTNERSHIP  
REQUEST: Preliminary Plat Approval of GRIFFEY ESTATES SECTION 3  
LOCATION: South of Allen Griffey Road, east of the terminus of Harrison Way, north of Little West Fork Creek.  
MAP: 031 PARCEL: 040.00 ACREAGE: 81.7  
# OF LOTS: 213 CIVIL DISTRICT(S): 3  
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- 7. CASE NUMBER: S-37-2018 APPLICANT: RICHARD TUCKER  
REQUEST: Preliminary Plat Approval of MEADOWHILL PRELIMINARY ROW DEDICATION  
LOCATION: South of and adjacent to Madison Street (Highway 41-A), east of Country Lane, west of Carney Road, at 2442 Madison Street (Highway 41-A)  
MAP: 081 PARCEL: 113.00 ACREAGE: 50.7  
# OF LOTS: 5 CIVIL DISTRICT(S): 11  
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- 8. CASE NUMBER: S-43-2018 APPLICANT: HOLLY POINT, LLC  
REQUEST: Final Plat Approval of SUMMERFIELD SECTION 2C (CLUSTER)  
LOCATION: North of Tylertown Road, west of Parade Drive, west of and adjacent to Winterset Drive.  
MAP: 008 PARCEL: 004.00 p/o ACREAGE: 16.28  
# OF LOTS: 66 CIVIL DISTRICT(S): 2  
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- 9. CASE NUMBER: S-45-2018 APPLICANT: FOX CROSSING PARTNERSHIP  
REQUEST: Final Plat Approval of LOCUST RUN SECTION 1B (CLUSTER)  
LOCATION: West of of I-24, south of Rossview Road, north and east of Powell Road, east of and adjacent to the terminus of Ellie Piper Circle  
MAP: 057 PARCEL: 108.00 ACREAGE: 24.21  
# OF LOTS: 89 CIVIL DISTRICT(S): 6  
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- 10. CASE NUMBER: S-49-2018 APPLICANT: EDUTECH, INC.  
REQUEST: Preliminary Plat Approval of EDUTECH INC PROPERTY MCGREGOR ROAD LOTS 1-4  
LOCATION: Immediately north of the intersection of Port Royal Road and McGregor Road.  
MAP: 035 PARCEL: 022.06 ACREAGE: 6.16  
# OF LOTS: 4 CIVIL DISTRICT(S): 1  
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**V. SUBDIVISIONS (CONT.):**

- 11. CASE NUMBER: S-50-2018 APPLICANT: SYD HEDRICK  
REQUEST: Final Plat Approval of UPLAND TERRACE AT 7TH HILL  
LOCATION: South of and adjacent to West High Street, north of and adjacent to Blackman Street, west of Charlotte Street, east of Bradley Street, approximately 150 feet west of the intersection of West High Street and Charlotte Street.  
MAP: 066 O PARCEL: B 006.00 ACREAGE: 0.95  
# OF LOTS: 12 CIVIL DISTRICT(S): 12  
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- 12. CASE NUMBER: S-51-2018 APPLICANT: WELCH FARMS LLC  
REQUEST: Final Plat Approval of SAVANNAH GLEN  
LOCATION: West of and adjacent to Sango Road, south of Lake Pointe Drive, west of the terminus of Summergrove Lane.  
MAP: 082 PARCEL: 136.00 ACREAGE: 17.70  
# OF LOTS: 36 CIVIL DISTRICT(S): 11  
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- 13. CASE NUMBER: S-52-2018 APPLICANT: WELCH FARMS LLC  
REQUEST: Final Plat Approval of SAVANNAH CROSSING SECTION 2  
LOCATION: South of Sango Road, at the terminus of Summergrove Lane.  
MAP: 082 PARCEL: 136.00 ACREAGE: 1.98  
# OF LOTS: 6 CIVIL DISTRICT(S): 11  
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- 14. CASE NUMBER: S-53-2018 APPLICANT: MAYNARD FAMILY CO  
REQUEST: Final Plat Approval of WESTHAVEN SECTION 1  
LOCATION: East of and adjacent to Tobacco Road, south of Nussbaumer Road.  
MAP: 030 PARCEL: 006.00 p/o ACREAGE: 31.37  
# OF LOTS: 68 CIVIL DISTRICT(S): 3  
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- 15. CASE NUMBER: S-54-2018 APPLICANT: JAMES VICK  
REQUEST: Preliminary Plat Approval of JAMES VICK PROPERTY ASHLAND CITY RD LOT 1-3  
LOCATION: North of and adjacent to Ashland City Road, approximately 205 feet west of the Glenstone Blvd. and Ashland City Road intersection.  
MAP: 088A PARCEL: C 001.01 ACREAGE: 1.53  
# OF LOTS: 3 CIVIL DISTRICT(S): 11  
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**V. SUBDIVISIONS (CONT.):**

- 16. CASE NUMBER: S-55-2018 APPLICANT: GORDON SEAY  
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS 11C  
LOCATION: South of Tiny Town Road, north of Hazelwood Drive, east of Spring Haven Drive, at the terminus of Rushmore Road.  
MAP: 018 PARCEL: 016.00 ACREAGE: 17.64  
# OF LOTS: 51 CIVIL DISTRICT(S): 2  
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- 17. CASE NUMBER: S-56-2018 APPLICANT: REDA HOMEBUILDERS, INC.  
REQUEST: Final Plat Approval of MORNINGWOOD  
LOCATION: North of and adjacent to Ogburn Chapel Road, west of Dotsonville Road, east of Double R Blvd., approximately 1150 feet west of the Ogburn Chapel and Dotsonville Road intersection.  
MAP: 077 PARCEL: 013.06 ACREAGE: 56.19  
# OF LOTS: 44 CIVIL DISTRICT(S): 8  
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- 18. CASE NUMBER: S-57-2018 APPLICANT: EAGLES BLUFF  
REQUEST: Final Approval of RESERVE AT SANGO MILLS (CLUSTER) (PREVIOUSLY CALLED THE JOINER PROPERTY)  
LOCATION: South of and adjacent to Sango Road, north of Hwy 41A South, west of Smith Lane, approximately 100 feet southeast of the Sango Road and South Woodson Road intersection.  
MAP: 082 PARCEL: 093.04 ACREAGE: 36.52  
# OF LOTS: 97 CIVIL DISTRICT(S): 10  
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- 19. CASE NUMBER: S-58-2018 APPLICANT: JR DEVELOPMENT  
REQUEST: Final Plat Approval of FARMINGTON SECTION 5B PHASE 2  
LOCATION: North of Rossvie Road, east of Rollow Lane, west of Kirkwood Road  
MAP: 039 PARCEL: 025.21 ACREAGE: 11.99  
# OF LOTS: 25 CIVIL DISTRICT(S): 1  
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- 20. CASE NUMBER: S-59-2018 APPLICANT: FIELDS OF NORTHMEADE PARTNERSHIP  
REQUEST: Preliminary Plat Approval of WELLINGTON FIELDS SECTION 4 (CLUSTER DEVELOPMENT)  
LOCATION: North of Rossvie Road, south of Kirkwood Road, west of Upland Terrace, north of and adjacent to the northern terminus of John Duke Tyler Blvd.  
MAP: 034 PARCEL: 052.02 & 052.03 ACREAGE: 85.67  
# OF LOTS: 196 CIVIL DISTRICT(S): 1  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-32-2018      APPLICANT: RISE HOLDINGS, LLC  
AGENT: DAVID BUCKEL  
DEVELOPMENT: CLARKSVILLE COMMONS REDEVELOPMENT (OUT PARCEL)  
PROPOSED USE: RETAIL/RESTAURANT/DENTAL OFFICE  
LOCATION: 2298 MADISON STREET  
MAP: 081,050.04(P)      ACREAGE: 1.72      CIVIL DISTRICT: 11

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2. CASE NUMBER: SR-33-2018      APPLICANT: SHANE LEMAY  
AGENT: CAL BURCHETT  
DEVELOPMENT: PREWITT LANE TOWNHOMES  
PROPOSED USE: MULTI FAMILY  
LOCATION: 818 PREWITT LANE  
MAP: 042,013.00 & 014.00      ACREAGE: 4.3      CIVIL DISTRICT: 6

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3. CASE NUMBER: SR-34-2018      APPLICANT: GRAYS CHAPEL CHURCH  
AGENT: PASTOR JIM ROBERTS  
DEVELOPMENT: GRAYS CHAPEL NAZARENE CHURCH  
PROPOSED USE: RELIGIOUS ACTIVITY CENTER  
LOCATION: 5301 OLD HWY 48 (625 GRAYS CHAPEL ROAD)  
MAP: 148,020.01      ACREAGE: 8.74      CIVIL DISTRICT: 22

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

7/25/2018

- 4. CASE NUMBER: SR-35-2018      APPLICANT: MAIN STREET INVESTMENT  
AGENT: HOUSTON SMITH  
DEVELOPMENT: JACK MILLER APARTMENTS  
PROPOSED USE: MULTI FAMILY  
LOCATION: 168 JACK MILLER BLVD  
MAP: 019, 033.00 (P)      ACREAGE: 13.27      CIVIL DISTRICT: 3

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

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. OTHER BUSINESS