

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**November 22, 2016**

**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: 10/26/2016**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 11/28/2016 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/1/2016 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/5/2016 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 12/12/2016 - 6:00 P.M.**

1. CASE NUMBER: Z-33-2016 APPLICANT(S): Ronnie Goad

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

LOCATION: Parcels located at the eastern boundary of Bellshire Subdivision, Section D, North & South of Ellington Dr., Ellsworth Dr., & Bellshire Dr.

TAX MAP(S) & PARCEL #S: 81 B-B-28.00; 81-C-B-1.00; 81 C-C-8.00; 8.00; 81-C-A-6.00; 81-B-A-22.00; 81-G-H-1.00 CIVIL DISTRICT:

REASON FOR REQUEST: Change the lots on the extreme eastern edge of Bellshire, Section D to match the zoning of the rest of the existing subdivision for residential development.

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

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-61-2016 APPLICANT: HABITAT FOR HUMANITY  
REQUEST: Replat Approval of REPLAT OF CLARKSVILLE LAND IMPROVEMENT COMPANY  
ADDITION BLOCK 13 LOTS 4-7  
LOCATION: 912 Richardson Street, south of Daniel Street between Wall Street and Richardson Street.  
MAP: 079D PARCEL: K 003.01 ACREAGE: .86  
# OF LOTS: 6 CIVIL DISTRICT(S): 12  
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2. CASE NUMBER: S-62-2016 APPLICANT: DAVID ROACH  
REQUEST: Preliminary Plat Approval of DAVID ROACH PROPERTY NICOLE ROAD LOTS 1-3  
LOCATION: 3051 Nicole Road  
MAP: 032 PARCEL: 046.14 ACREAGE: 3.93  
# OF LOTS: 3 CIVIL DISTRICT(S): 2  
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3. CASE NUMBER: S-76-2016 APPLICANT: KURT FINLEY  
REQUEST: Preliminary Plat Approval of K. FINLEY PROPERTY BUCKNER ROAD LOTS 1-3  
LOCATION: Southeastern corner of the Buckner Road and Buckner Road intersection approximately 700'  
west of Highway 48.  
MAP: 149 PARCEL: 062.01 ACREAGE: 5.05  
# OF LOTS: 3 CIVIL DISTRICT(S): 22  
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4. CASE NUMBER: S-77-2016 APPLICANT: CHARLES C. GENTRY JR.  
REQUEST: Replat Approval of REPLAT OF BELLE MEADE LOT 41  
LOCATION: Terminus of Fairway Drive  
MAP: 064I PARCEL: A 045.00 ACREAGE: 6.89  
# OF LOTS: 2 CIVIL DISTRICT(S): 11  
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5. CASE NUMBER: S-78-2016 APPLICANT: JOHN T. ROCHFORD  
REQUEST: Final Plat Approval of RESERVE AT OAKLAND PHASE 4 (CLUSTER)  
LOCATION: East side of Oakland Road, north of Current Road and south of Tylertown Road.  
MAP: 016 PARCEL: 001.00 ACREAGE: 22.30  
# OF LOTS: 94 CIVIL DISTRICT(S): 2  
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**V. SUBDIVISIONS (CONT.):**

6. CASE NUMBER: S-79-2016 APPLICANT: TODD MORRIS & C & M VENTURES  
REQUEST: Replat Approval of REPLAT OF THE TODD MORRIS PROPERTIES LOTS 1 & 3 &  
REPLAT OF HUTTON C & M VENTURES LOTS 1 & 3 & TODD MORRIS PROPERTIES MINOR PLAT  
OF LOT 4  
LOCATION: North of & adjacent to Madison St., west of the intersection of Hillcrest Dr. and Madison St.  
MAP: 080C PARCEL: A 007.00, 007.02, 008.00 ACREAGE: 6.90  
# OF LOTS: 3 CIVIL DISTRICT(S): 11

7. CASE NUMBER: S-80-2016 APPLICANT: CHRIS BLACKWELL  
REQUEST: Preliminary Plat Approval of SALEMS RIDGE  
LOCATION: South of and adjacent to Salem Ridge Road, west of Seven Mile Ferry Road, approximately  
55' south of the intersection of Salem Ridge Road and Dirt Road.  
MAP: 101 PARCEL: 159.00 ACREAGE: 9.33  
# OF LOTS: 4 CIVIL DISTRICT(S): 17

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8. CASE NUMBER: S-81-2016 APPLICANT: REDSTONE CONSTRUCTION  
REQUEST: Preliminary Plat Approval of SANGO SQUARE AND TRAVEL EASEMENT  
LOCATION: North of and adjacent to M.L.K. Parkway/SR 76, west of Huntco Drive, immediately north and  
east of the SR 76 and Vaughn Road intersection.  
MAP: 063 PARCEL: 035.00-039.00 ACREAGE: 10.81  
# OF LOTS: 4 CIVIL DISTRICT(S): 11

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9. CASE NUMBER: S-82-2016 APPLICANT: THOM SPIGNER  
REQUEST: Final Pat Approval of SUNNY VIEW ACRES SECTION 1 LOTS 20-26  
LOCATION: East side of Dotsonville Road, south of Obgurn Chapel Road, and north of Dailey Road.  
MAP: 077 PARCEL: 090.00 ACREAGE: 11.16  
# OF LOTS: 7 CIVIL DISTRICT(S): 8

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**V. SUBDIVISIONS (CONT.):**

10. CASE NUMBER: S-83-2016 APPLICANT: BILL MACE  
REQUEST: Final Plat Approval of THE VILLAS AT HERITAGE POINTE LOTS 7-15  
LOCATION: East of and adjacent to Heritage Pointe Drive, south of Abby Creek Road and north of Tiny  
Town Road.  
MAP: 008 PARCEL: 013.05 ACREAGE: 3.26  
# OF LOTS: 9 CIVIL DISTRICT(S): 2  
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11. CASE NUMBER: S-84-2016 APPLICANT: CHRIS BLACKWELL  
REQUEST: Final Plat Approval of LIBERTY PARK SECTION 4 (CLUSTER)  
LOCATION: North of Dover Road at the current terminus of Freedom Drive.  
MAP: 053 PARCEL: 004.00 ACREAGE: 11.25  
# OF LOTS: 46 CIVIL DISTRICT(S): 8  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-23-2016      APPLICANT: TELECAD WIRELESS VERIZON WIRELESS  
AGENT: PENNY COX  
DEVELOPMENT: VERIZON WIRELESS ROSSVIEW  
PROPOSED USE: COMMUNICATIONS TOWER  
LOCATION: 306 ROSSVIEW ROAD  
MAP: 041-N-D-036.02      ACREAGE: 6.18      CIVIL DISTRICT: 6

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2. CASE NUMBER: SR-41-2016      APPLICANT: REDSTONE CONSTRUCTION  
AGENT: CAL MCKAY  
DEVELOPMENT: SANGO SQUARE  
PROPOSED USE: RETAIL  
LOCATION: 920 MARTIN LUTHER KING PKWY/ HWY 76 CONNECTOR  
MAP: 063, 035.00 & 039.00      ACREAGE: 7.80      CIVIL DISTRICT: 11

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

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. REQUEST FOR SUBDIVISION FEE WAIVER
- D. REMINDERS: 1. RPC Christmas Lunch - 12/21/2016 - 11:15 a.m. - The Looking Glass  
2. December RPC Meeting - 12/28/2016 - Informal 1:00 p.m.; Formal 2:00 p.m.
- E. ADOPTION OF RPC MEETINGS CALENDAR FOR 2017