

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**December 28, 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: 11/22/2016**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/3/2017 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/5/2017 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/3/2017 - 5:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 1/9/2017 - 6:00 P.M.**

1. CASE NUMBER: Z-34-2016 APPLICANT(S): Shannon Keen

REQUEST: R-3 Three Family Residential District

to C-2 General Commercial District

LOCATION: Property located at the southwest corner of the intersection of Thomas St. & Bradley St.

TAX MAP(S): 66-O-A PARCEL #: 11.00 CIVIL DISTRICT: 12th

REASON FOR REQUEST: Need to rezone the property in order to allow for existing car wash to be reconstructed and expanded.

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

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2. CASE NUMBER: CZ-23-2016 APPLICANT(S): Dawn Block AGENT: Ronald K Britcher

REQUEST: C-5 Highway & Arterial Commercial District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Woodlawn Rd. 2,400 +/- west of the Dover Rd. /

Highway 79 & Woodlawn Rd. intersection

TAX MAP(S): 53 PARCEL #: 75.00 p/o CIVIL DISTRICT: 8th

REASON FOR REQUEST: Purchased a modular home, 10/28/2016, with intent to move to land, but was notified that zoning needed to be changed to allow this.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

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

3. CASE NUMBER: CZ-24-2016 APPLICANT(S): Barbara F Hayes

REQUEST: R-1 Single-Family Residential District

to AG Agricultural District

LOCATION: Property fronting on the south frontage of Church Rd. 2,244 +/- feet west of the Church Rd. & Cumberland Heights Rd. intersection.

TAX MAP(S): 91 PARCEL #: 2.00 CIVIL DISTRICT: 13

REASON FOR REQUEST: To temporarily set up mobile home and use property for farm purposes.

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

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4. CASE NUMBER: CZ-25-2016 APPLICANT(S): Johnny Tucker

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Woodlawn Rd. 1,450 +/- feet east of the Woodlawn Rd. & Vick Ln. intersection.

TAX MAP(S): 52 PARCEL #: 118.00 CIVIL DISTRICT: 9th

REASON FOR REQUEST: To allow for development of a single-family subdivision.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

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5. CASE NUMBER: CZ-26-2016 APPLICANT(S): Jack H Dowlen Jr AGENT: Clinton Barger

REQUEST: AG Agricultural District

to M-1 Light Industrial District

LOCATION: Property fronting on the north frontage of Dunlop Ln. 1,910 +/- feet east of the Sheetrock Rd. & Dunlop Ln. intersection.

TAX MAP(S): 40 PARCEL #: 7.00 p/o CIVIL DISTRICT: 6

REASON FOR REQUEST: To conform more closely with adjoining property, and to construct a multi-purpose warehouse.

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

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

6. CASE NUMBER: CZ-27-2016 APPLICANT(S): Faye Hand Chester AGENT: Young & Hobbs

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property located east of Kirkwood Rd. & north of Kirkwood Rd. 100 +/- feet south of the Dunlop Ln. & Kirkwood rd. intersection.

TAX MAP(S): 34 PARCEL #: 26.00 CIVIL DISTRICT: 1st

REASON FOR REQUEST: Building a new house.

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

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-82-2016 APPLICANT: THOM SPIGNER  
REQUEST: Final Plat Approval of SUNNY VIEW ACRES SECTION 1  
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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2. CASE NUMBER: S-83-2016 APPLICANT: BILL MACE  
REQUEST: Final Plat Approval of THE VILLAS AT HERITAGE POINTE  
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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3. CASE NUMBER: S-85-2016 APPLICANT: JENNIFER & RICHARD STEVENS  
REQUEST: Replat Approval of REPLAT OF IDAHO SPRINGS LOTS 19, 20, 21, 28, 29, 30  
LOCATION: 519 Woodstock Lane  
MAP: 056K PARCEL: A 030.00 ACREAGE: .74  
# OF LOTS: 2 CIVIL DISTRICT(S): 12  
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4. CASE NUMBER: S-86-2016 APPLICANT: BRYCE POWERS  
REQUEST: Final Plat Approval of MOCKINGBIRD HILL SUBDIVISION  
LOCATION: North side of Mockingbird Hill Road approximately .35 miles northeast of the intersection of Shiloh Canaan Road and Mockingbird Hill Road.  
MAP: 140 PARCEL: 018.03 & 018.04 ACREAGE: 10.70  
# OF LOTS: 7 CIVIL DISTRICT(S): 20  
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5. CASE NUMBER: S-87-2016 APPLICANT: CLINTON BARGER  
REQUEST: Preliminary Plat Approval of POPLAR HILLS SECTION 7  
LOCATION: West of Mcadoo Creek Road east of and adjacent to the current terminus of Dabney Lane.  
MAP: 087 PARCEL: 095.01 ACREAGE: 5.02  
# OF LOTS: 10 CIVIL DISTRICT(S): 15  
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**V. SUBDIVISIONS (CONT.):**

6. CASE NUMBER: S-88-2016 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP C/O JOHN HADLEY

REQUEST: Final Plat Approval of MAGNOLIA PLACE SECTION 2 (CLUSTER)

LOCATION: North of Dover Road, south of Lafayette Road and east of N. Magnolia Drive.

MAP: 043 PARCEL: 036.00 ACREAGE: 24.30

# OF LOTS: 76 CIVIL DISTRICT(S): 7

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7. CASE NUMBER: S-89-2016 APPLICANT: CHRIS BLACKWELL

REQUEST: Preliminary Plat Approval of LIBERTY PARK SECTION 5 (CLUSTER)

LOCATION: North of Dover Road, west of SR 374, east of and adjacent to the termini of Parkside Drive and Putnam Drive.

MAP: 053 PARCEL: 007.03 & 007.05 ACREAGE: 48.73

# OF LOTS: 120 CIVIL DISTRICT(S): 8

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

1. CASE NUMBER: SR-42-2016      APPLICANT: LAMAR ADVERTISING  
AGENT: CODY WALKER  
DEVELOPMENT: BILLBOARD RELOCATION- TINY TOWN RD  
PROPOSED USE: BILLBOARD  
LOCATION: 2285 TINY TOWN ROAD  
MAP: 007, 004.00 (P)      ACREAGE: 281      CIVIL DISTRICT: 2

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2. CASE NUMBER: SR-43-2016      APPLICANT: LAMAR ADVERTISING  
AGENT: CODY WALKER  
DEVELOPMENT: RELOCATION OF BILLBOARD - LOWES DRIVE W  
PROPOSED USE: BILLBOARD  
LOCATION: 2235 LOWES DRIVE W  
LOWES DRIVE COMMERCIAL, LOT 14  
MAP: 041-B-C-007.00      ACREAGE: 1.86      CIVIL DISTRICT: 6

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3. CASE NUMBER: SR-44-2016      APPLICANT: LAMAR ADVERTISING  
AGENT: CODY WALKER  
DEVELOPMENT: RELOCATION OF BILLBOARD - WARFIELD BLVD  
PROPOSED USE: BILLBOARD  
LOCATION: 471 BELLAMY LANE  
MAP: 040, 027.01      ACREAGE: 5.23      CIVIL DISTRICT:

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

4. CASE NUMBER: SR-45-2016      APPLICANT: C & M VENTURES  
AGENT: HOUSTON SMITH  
DEVELOPMENT: HILLCREST COMMONS, SECTION 2  
PROPOSED USE: MULTI FAMILY - 21 UNITS  
LOCATION: 1841 MADISON STREET  
MAP: 080-C-A-007.00 & 008.08      ACREAGE: 1.02      CIVIL DISTRICT: 11

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5. CASE NUMBER: SR-46-2016      APPLICANT: SHANE LEMAY  
AGENT: CAL MCKAY  
DEVELOPMENT: BOULEVARD SHOPS  
PROPOSED USE: RETAIL/STORAGE/WAREHOUSES  
LOCATION: FT. CAMPBELL BLVD.  
MAP: 043-B-A-003.00      ACREAGE: 1.74      CIVIL DISTRICT: 3

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6. CASE NUMBER: SR-47-2016      APPLICANT: BLACKWELL CONSTRUCTION  
AGENT: CAL MCKAY  
DEVELOPMENT: DOVER CAR WASH AND STORAGE  
PROPOSED USE: STORAGE/WAREHOUSES  
LOCATION: 1419 DOVER ROAD  
MAP: 053, 06.00, 06.01, 61.00      ACREAGE: 2.7      CIVIL DISTRICT: 8

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

A. MONTHLY PROFIT & LOSS STATEMENT

B. RESOLUTIONS ADOPTING STATE OF TN DEFERRED COMPENSATION PLAN