

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**May 25, 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: 4/27/2016**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/26/2016 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/2/2016 - 7:00 P.M.**

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

**COUNTY COMMISSION FORMAL MEETING: 6/13/2016 - 6:00 P.M.**

1. CASE NUMBER: Z-11-2016 APPLICANT(S): Wanda Morrison AGENT: Mark Holleman

REQUEST: R-1 Single-Family Residential District

to C-2 General Commercial District

LOCATION: north of Dover Rd., east of Paula Dr., west of Aurelia Lynn Dr.

TAX MAP(S): 54-G-C PARCEL #: 10.00 CIVIL DISTRICT: 7th

REASON FOR REQUEST:

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4

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2. CASE NUMBER: Z-14-2016 APPLICANT(S): Roger & Karlynn Hillman AGENT: Christian Black

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Fronting on the south frontage of Union Hall Rd. 150+/- feet west of the Union Hall Rd. & Russell Dr. intersection.

TAX MAP(S): 41-C-A PARCEL #: 1.04 CIVIL DISTRICT: 6th

REASON FOR REQUEST: For multi-family development in conformance with similar multi-family developments in close proximity

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11

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

3. CASE NUMBER: CZ-5-2016 APPLICANT(S): Robert Brown / Virgil Brown AGENT: Houston Smith ( DBS & Assoc)

REQUEST: AG Agricultural District  
to R-1 Single-Family Residential District

LOCATION: on the west ROW frontage of Ashland City Rd., 400 +/- feet north of the Ashland City Rd. & South Ridge Trail. intersection, also located at the termini of Scarbrough Dr. & Grand Forest Ln.

TAX MAP(S): 103 PARCEL #: 12.00 & 12.03 CIVIL DISTRICT: 15th

REASON FOR REQUEST: In order to conform with surrounding property zoning and density for future development.

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

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4. CASE NUMBER: CZ-8-2016 APPLICANT(S): Connie Hassell AGENT: Houston Smith ( D B S)

REQUEST: AG Agricultural District  
to R-1 Single-Family Residential District

LOCATION: on the west ROW frontage of Ashland City Rd., 650 +/- feet north of the Ashland City Rd. & South Ridge Trail. intersection.

TAX MAP(S): 103 PARCEL #: 15.00 CIVIL DISTRICT: 15th

REASON FOR REQUEST: In order to conform with surrounding property zoning and density for future development.

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

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5. CASE NUMBER: CZ-9-2016 APPLICANT(S): Erle Butts AGENT: Chris Blackwell

REQUEST: R-1 Single-Family Residential District  
to C-5 Highway & Arterial Commercial District

LOCATION: at the northwest corner of the Dover Rd. & Butts Dr. intersection.

TAX MAP(S): 53 PARCEL #: 6.01 p/o CIVIL DISTRICT: 8th

REASON FOR REQUEST: To conform with the zoning of the adjoining property and to allow for commercial development.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: N/A

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-13-2016 APPLICANT: SHANNON KEEN  
REQUEST: Preliminary/replat Approval of GRANNY’S ATTIC INC. PROPERTY AND REPLAT OF CUMBERLAND MEADOWS SECTION I I BLOCK C LOTS 1-7, 15-20, & 27-30  
LOCATION: East side of Fort Campbell Boulevard, north of Collier Road, west of Robert Avenue, and south of Wallace Boulevard.  
MAP: 020D PARCEL: A 009.00, 011.00, 014.00 ACREAGE: 5.081  
# OF LOTS: 3 CIVIL DISTRICT(S): 3  
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2. CASE NUMBER: S-26-2016 APPLICANT: WILDWOOD PARTNERS  
REQUEST: Replat Approval of REPLAT OF PERIMETER PARK LOTS 5-7  
LOCATION: 200 & 204 Harnett Court and 2284 Raleigh Court  
MAP: 041E PARCEL: C 037.00, 038.00, 039.00 ACREAGE: 1.729  
# OF LOTS: 3 CIVIL DISTRICT(S): 6  
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3. CASE NUMBER: S-27-2016 APPLICANT: JEFF BURKHART CUSTOM PROPERTIES  
REQUEST: Final Plat Approval of THE GROVES AT HEARTHSTONE SECTION 1B CLUSTER (PREVIOUSLY THE TERRACES OF HEARTHSTONE)  
LOCATION: Current terminus of Terraceside Circle  
MAP: 016 PARCEL: 020.11 ACREAGE: .50  
# OF LOTS: 2 CIVIL DISTRICT(S): 2  
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4. CASE NUMBER: S-28-2016 APPLICANT: EAGLES BLUFF PARTNERSHIP  
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 2A (CLUSTER)  
LOCATION: East of Trenton Road at the current southern terminus of Talon Hills Drive  
MAP: 017 PARCEL: 049.00 ACREAGE: 5.51  
# OF LOTS: 20 CIVIL DISTRICT(S): 2  
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5. CASE NUMBER: S-29-2016 APPLICANT: HARTLEY HILLS  
REQUEST: Final Plat Approval of HARTLEY HILLS SECTION 1A  
LOCATION: Western terminus of Boyer Boulevard  
MAP: 033 PARCEL: 011.00 ACREAGE: 18.33  
# OF LOTS: 31 CIVIL DISTRICT(S): 6  
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**V. SUBDIVISIONS (CONT.):**

6. CASE NUMBER: S-30-2016 APPLICANT: BEACHGROVE  
REQUEST: Final Plat Approval of THE GROVES OF BEACHAVEN  
LOCATION: North side of Dunlop Lane east of Steelstock Road and west of Rollow Lane  
MAP: 020 PARCEL: 053.00 ACREAGE: 20.00  
# OF LOTS: 53 CIVIL DISTRICT(S): 6  
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7. CASE NUMBER: S-31-2016 APPLICANT: RONNIE GOAD  
REQUEST: Preliminary Plat Approval of BELLSHIRE SECTION E  
LOCATION: North side of Wilson Road, south of Bellshire Drive, approximately 1,090' east of the intersection of the Coyote Court and Wilson Road intersection.  
MAP: 081 PARCEL: 044 ACREAGE: 10.38  
# OF LOTS: 34 CIVIL DISTRICT(S): 11  
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8. CASE NUMBER: S-32-2016 APPLICANT: DAVID WELCH  
REQUEST: Replat Approval of REPLAT OF WELCHTREE SECTION 2A LOTS 55 & 56  
LOCATION: 1591 Clay Hills and 4005 Legacy Drive  
MAP: 109M PARCEL: C 006.00& 007.00 ACREAGE: 1.45  
# OF LOTS: 2 CIVIL DISTRICT(S): 10  
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9. CASE NUMBER: S-33-2016 APPLICANT: THOM SPIGNER  
REQUEST: Preliminary Plat Approval of SUNNY VIEW ACRES  
LOCATION: West of and adjacent to Gip Manning Road approximately 150' south of the intersection Gip Manning and Manning Gate Lane. East of and adjacent to Dotsonville Road approximately 1,425 north of the intersection of Dailey Road and Dotsonville Road.  
MAP: 077 PARCEL: 090.00 ACREAGE: 49.26  
# OF LOTS: 26 CIVIL DISTRICT(S): 8  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: AB-1-2016      APPLICANT: MONTGOMERY COUNTY HIGHWAY DEPT  
AGENT: MIKE FROST  
DEVELOPMENT: MONTGOMERY COUNTY  
PROPOSED USE: ABANDONMENT  
LOCATION: BUTTS DRIVE (PORTION OF)  
MAP: 053, N OF 6.06, E & W 6.03      ACREAGE: 0.127 +/-      CIVIL DISTRICT: 8

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2. CASE NUMBER: SR-20-2016      APPLICANT: CHANDRIKA PATEL  
AGENT: RUSSELL HAYES  
DEVELOPMENT: C & G FOODMART  
PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS  
LOCATION: 901 CROSSLAND AVENUE  
MAP: 066-N-F-16.00 & 17.00      ACREAGE: 0.48      CIVIL DISTRICT: 12

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3. CASE NUMBER: SR-21-2016      APPLICANT: SERVICE KING PAINT & BODY LLC  
AGENT: JIMMY BAGWELL  
DEVELOPMENT: SERVICE KING  
PROPOSED USE: AUTO BODY REPAIR  
LOCATION: 1633 FT. CAMPBELL BLVD.  
MAP: 043-B-A-008.00      ACREAGE: 2.20      CIVIL DISTRICT: 3

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

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. BUDGET TO ACTUAL (1ST 10 MONTHS)
- C. ANNEXATION PLAN OF SERVICES