

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- AGENDA -

DRAFT

June 29, 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: 5/25/2016

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/30/2016 - 4:30 P.M.

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

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/5/2016 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 7/11/2016 - 6:00 P.M.

1. CASE NUMBER: Z-15-2016 APPLICANT(S): Johnson Properties L P AGENT: Sidney Johnson

REQUEST: M-3 Planned Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Stone Container Dr. 410 +/- feet east of the Old Russellville Pike & Stone Container Dr. intersection.

TAX MAP(S): 41 PARCEL #: 23.01 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Bring zoning into conformance with land use as financial office and with surrounding C-5 zoning.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

\*\*\*\*\*

2. CASE NUMBER: Z-16-2016 APPLICANT(S): Clarkland C/o Herb Baggett

REQUEST: O-1 Office District

to R-2A Single-Family Residential District

LOCATION: Property fronting on the north frontage of Townsend Ct. at the terminus of Townsend Ct.

TAX MAP(S): 81 PARCEL #: 33.03 p/o CIVIL DISTRICT: 11th

REASON FOR REQUEST: To allow for residential development.

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

\*\*\*\*\*

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

3. CASE NUMBER: Z-17-2016 APPLICANT(S): Ernest E Carpenter AGENT: Mark Day

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located south of Tiny Town Rd. and west of Needmore Rd. 500+/- feet west & 390 +/- feet south of the Tiny Town Rd. & Needmore Rd. intersection.

TAX MAP(S): 7 PARCEL #: 12.02 p/o CIVIL DISTRICT: 2nd

REASON FOR REQUEST: Request zone change to allow property to fall in line with current commercial property directly across Needmore Road. Subject property already has 1.24 acres zoned C-5.

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

\*\*\*\*\*

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

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property 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

\*\*\*\*\*

5. 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: Property 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

\*\*\*\*\*

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

6. CASE NUMBER: CZ-10-2016 APPLICANT(S): Shirley Frey Joiner

REQUEST: AG Agricultural District

to R-1A Single-Family Residential District

LOCATION: Property located on the south frontage of Sango Rd. 350 +/- feet east of the S. Woodson Rd. & Sango Rd. intersection.

TAX MAP(S): 82 PARCEL #: 93.00 CIVIL DISTRICT: 10th

REASON FOR REQUEST: This request is required to develop property into a residential subdivision. The request matches zoning to the west and is buffered by a TVA easement to the east.

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

\*\*\*\*\*

**V. SUBDIVISIONS:**

1. 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  
\*\*\*\*\*
  
2. 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  
\*\*\*\*\*
  
3. CASE NUMBER: S-34-2016 APPLICANT: HUNEYCUTT LLC  
REQUEST: Preliminary Plat Approval of ERIC HUNEYCUTT PROPERTY HIGHWAY 48 LOTS 1-4  
LOCATION: West side of Highway 48 approximately 1500' north and west of the intersection of Highway 48 and Indian Creek Road.  
MAP: 158 PARCEL: 023.00 ACREAGE: 10.096  
# OF LOTS: 4 CIVIL DISTRICT(S): 22  
\*\*\*\*\*
  
4. CASE NUMBER: S-35-2016 APPLICANT: WB BUILDERS/JIM WEAKLEY  
REQUEST: Replat Approval of REPLAT OF BENTLEY MEADOWS SECTION 1 LOTS 125-129 & OPEN SPACE  
LOCATION: West of the intersection of Excell Road and Sedgwick Lane  
MAP: 088C PARCEL: G 001.00, 002.00, 004.00, & 006.00 ACREAGE: 1.75  
# OF LOTS: 5 CIVIL DISTRICT(S): 11  
\*\*\*\*\*
  
5. CASE NUMBER: S-36-2016 APPLICANT: EDDIE BURCHETT  
REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 1C  
LOCATION: South of the 101st and adjacent to and west of the current terminus of Trophy Trace.  
MAP: 041 PARCEL: 040.01 ACREAGE: 20.49  
# OF LOTS: 64 CIVIL DISTRICT(S): 6  
\*\*\*\*\*

V. SUBDIVISIONS (CONT.):

- 6. CASE NUMBER: S-37-2016 APPLICANT: HOLLY POINT LLC  
REQUEST: Final Plat Approval of COPPERSTONE SECTION 2 (CLUSTER)  
LOCATION: North of Old Sango Road, south Trough Springs Road, east of and adjacent to Bowles Drive.  
MAP: 082 PARCEL: 142.00 ACREAGE: 8.18  
# OF LOTS: 15 CIVIL DISTRICT(S): 11  
\*\*\*\*\*
  
- 7. CASE NUMBER: S-38-2016 APPLICANT: HOLLY POINT LLC  
REQUEST: Final Plat Approval of SUMMERFIELD SECTION 1A (PREVIOUSLY WINTERSET FARMS) CLUSTER  
LOCATION: Northeast of Interstate 24, west of Parade Drive, and north of and adjacent to Tylertown Road  
MAP: 008 PARCEL: 004.00 ACREAGE: 24.43  
# OF LOTS: 76 CIVIL DISTRICT(S): 2  
\*\*\*\*\*
  
- 8. CASE NUMBER: S-39-2016 APPLICANT: ALLEN MOSER  
REQUEST: Preliminary Plat Approval of EASTERN HILLS BLOCK E  
LOCATION: South of and adjacent to Eastern Hills Drive at the intersection of Haynes Street and Eastern Hills Drive  
MAP: 080b PARCEL: A 003.00 ACREAGE: 1.86  
# OF LOTS: 4 CIVIL DISTRICT(S): 12  
\*\*\*\*\*
  
- 9. CASE NUMBER: S-40-2016 APPLICANT: EAGLES BLUFF PARTNERSHIP  
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 2B (CLUSTER)  
LOCATION: East of Trenton Road at the current southern terminus of Belvoir Lane.  
MAP: 017 PARCEL: 049.00 ACREAGE: 6.43  
# OF LOTS: 26 CIVIL DISTRICT(S): 2  
\*\*\*\*\*
  
- 10. CASE NUMBER: S-41-2016 APPLICANT: CUMBERLAND BANK AND TRUST C/O RON SLEIGH  
REQUEST: Preliminary Plat Approval of BILTMORE LANDINGS BUSINESS PARK WILMA RUDOLPH BLVD LOT 1  
LOCATION: North of the Red River, east of and adjacent to Wilma Rudolph Boulevard approximately 810' south of the intersection of Old Trenton Road and Wilma Rudolph Boulevard.  
MAP: 056I PARCEL: F 015.00 & 016.00 ACREAGE: 1.02  
# OF LOTS: 1 CIVIL DISTRICT(S): 12  
\*\*\*\*\*

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: S-42-2016 APPLICANT: SANDRA & GORDON SEAY  
REQUEST: Revised Preliminary Approval of AUTUMNWOOD FARMS (REVISED PRELIMINARY PLAT)  
LOCATION: North of Hazelwood Road, south of Tiny Town road, north of the current terminus of Autumnwood Boulevard.  
MAP: 018 PARCEL: 016.00 ACREAGE: 365.67  
# OF LOTS: 614 CIVIL DISTRICT(S): 2  
\*\*\*\*\*
- 12. CASE NUMBER: S-43-2016 APPLICANT: GC LAND DEVELOPMENT  
REQUEST: Preliminary Plat Approval of ADDISON COMMERCIAL ROLLOW LANE LOTS 1-3  
LOCATION: North of Rossview Road, east of and adjacent to Rollow Lane approximately 1250' northeast of the intersection of Rossview Road and Rollow Lane.  
MAP: 039 PARCEL: 022.00 ACREAGE: 4.28  
# OF LOTS: 3 CIVIL DISTRICT(S): 1  
\*\*\*\*\*
- 13. CASE NUMBER: S-44-2016 APPLICANT: RICKY C. REDA  
REQUEST: Final Plat Approval of REDA ESTATES SECTION 2A  
LOCATION: At the current terminus of Double R Boulevard  
MAP: 077 PARCEL: 013.06 ACREAGE: 42.70  
# OF LOTS: 26 CIVIL DISTRICT(S): 8  
\*\*\*\*\*
- 14. CASE NUMBER: S-45-2016 APPLICANT: CLT, LP  
REQUEST: Final Plat Approval of SYCAMORE HILLS (CLUSTER)  
LOCATION: West of Purple Hearth Parkway, east of Walnut Grove Road, north of Lafayette Road.  
MAP: 044 PARCEL: 019.00 ACREAGE: 29.48  
# OF LOTS: 62 CIVIL DISTRICT(S): 3  
\*\*\*\*\*
- 15. CASE NUMBER: S-46-2016 APPLICANT: TODD PHILLIPS  
REQUEST: Final Plat Approval of ROBIN LYNN HILLS SECTION 6  
LOCATION: North of the current terminus of Holden Drive.  
MAP: 067 PARCEL: 002.02 ACREAGE: 15.35  
# OF LOTS: 20 CIVIL DISTRICT(S): 8  
\*\*\*\*\*

V. SUBDIVISIONS (CONT.):

16. CASE NUMBER: S-47-2016 APPLICANT: CHRIS MORIN  
REQUEST: Preliminary Plat Approval of STONEHURST (CLUSTER)  
LOCATION: East and north of Powell Road, west of Interstate 24, and approximately 215' south and east of  
the intersection of Amberley Drive and Powell Road.  
MAP: 057 PARCEL: 108.00 & 134.00 ACREAGE: 69.09  
# OF LOTS: 171 CIVIL DISTRICT(S): 6  
\*\*\*\*\*

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

1. CASE NUMBER: SR-32-2015      APPLICANT: PEED FAMILY ASSOCIATES, LLC  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: PAPA ROCK II - DANCE STUDIO  
PROPOSED USE: DANCE STUDIO/RETAIL  
LOCATION: 1461 DOVER ROAD  
MAP: 053,061.00      ACREAGE: 0.69      CIVIL DISTRICT: 8

\*\*\*\*\*

2. CASE NUMBER: SR-22-2016      APPLICANT: DMBM LLC  
AGENT: CAL BURCHETT  
DEVELOPMENT: MITCHELL RETAIL  
PROPOSED USE: RETAIL  
LOCATION: 2133 OLD ASHLAND CITY ROAD  
MAP: 080-B-C-014.01      ACREAGE: 2.05      CIVIL DISTRICT: 11

\*\*\*\*\*

3. 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

\*\*\*\*\*

4. CASE NUMBER: SR-24-2016      APPLICANT: GC COMPANY LLC  
AGENT: CAL BURCHETT  
DEVELOPMENT: ASHTON RIDGE, PHASE 2  
PROPOSED USE: MULTI FAMILY  
LOCATION: 2215 ELDOS TRACE CIRCLE  
MAP: 018.00,035.07      ACREAGE: 6.56      CIVIL DISTRICT: 3

\*\*\*\*\*

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

5. CASE NUMBER: SR-25-2016      APPLICANT: GOODWORKS UNLIMITED, LLC GARY KECKLEY  
AGENT: HOUSTON SMITH  
DEVELOPMENT: THE VILLAGES AT THE RIVER CLUB  
PROPOSED USE: MEDICAL, COMMERCIAL, RESIDENTIAL  
LOCATION: 1170 WARFIELD BLVD  
MAP: 064, 001.00 (P)      ACREAGE: 15.7      CIVIL DISTRICT: 6  
\*\*\*\*\*

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

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. BUDGET TO ACTUAL (1ST 10 MONTHS)