

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

July 27, 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: 6/29/2016

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/28/2016 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/4/2016 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/1/2016 - 7:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 8/8/2016 - 6:00 P.M.

1. CASE NUMBER: Z-18-2016 APPLICANT(S): Laura Lynne Hardin / David W. Roach / Susan J Hedin /

James R Roach / Nathaniel G Forbus AGENT: David W Roach

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property fronting on the west frontage of Nicole Road, 850 +/- east of the Nicole Road & High Lea Road intersection.

TAX MAP(S): 32 PARCEL #: 46.14 CIVIL DISTRICT: 2nd

REASON FOR REQUEST: To have property subdivided into two or three lots to be used as building sites for detached single family dwellings.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11

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

2. CASE NUMBER: Z-19-2016 APPLICANT(S): Jacob Wintner AGENT: Peter Falk

REQUEST: O-1 Office District
to C-2 General Commercial District

LOCATION: Property located on the west frontage of Old Farmers Rd., 400 +/- feet north of the Old Farmers Rd. & Townsend Ct. intersection.

TAX MAP(S): 81 PARCEL #: 33.01 CIVIL DISTRICT: 11TH

REASON FOR REQUEST: To allow continued operations of the Signature Healthcare Skilled Nursing Facility and the possible construction of an assisted living facility on the excess land.

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

3. CASE NUMBER: Z-20-2016 APPLICANT(S): Jeff Robinson Et Al AGENT: Mark Olson & Taylor Dahl

REQUEST: R-4* Multiple-Family Residential District
to CBD* Central Business District

LOCATION: Properties located near the intersections of Bogard Ln & N. 1st St., Marion St. & N. 1st St., & Beaumont St. & N. 1st St.

TAX MAP(S): 66-G-B PARCEL #: 2 & 23, 9, 27, 29, 33, 48, 66-B-B 48.01, 48.02 & 48.03 CIVIL DISTRICT: 12th

REASON FOR REQUEST: Current R-4 zoning requires excessive variances for urban residential redevelopment.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6

4. CASE NUMBER: Z-21-2016 APPLICANT(S): Stephanie Lee Choate

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Kennedy Rd., 3,700 +/- feet east of the Trenton Rd. & Kennedy Rd. intersection.

TAX MAP(S): 17 PARCEL #: 47.01 CIVIL DISTRICT: 2nd

REASON FOR REQUEST: Property to be used as a new section of Eagles Bluff S/D

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

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

5. 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

6. 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

7. CASE NUMBER: CZ-11-2016 APPLICANT(S): James A Grimes AGENT: Billie Jo Thomas

REQUEST: AG Agricultural District
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of State Highway 149, 1275 +/- feet east of the Hwy 149 & Cunningham View Rd. intersection.

TAX MAP(S): 114 PARCEL #: 14.00 p/o CIVIL DISTRICT: 18th

REASON FOR REQUEST: Property accesses State Highway 149 and want to rezone for commercial retail/restaurant.

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

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

8. CASE NUMBER: CZ-12-2016 APPLICANT(S): Mildred H Plummer AGENT: Jerry D Plummer

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Highway 76, 330 +/- feet east of the Highway 76 & Little Hope Rd. intersection.

TAX MAP(S): 63 PARCEL #: 63.00 CIVIL DISTRICT: 11th

REASON FOR REQUEST: Rezoning to R-1 will allow my mother to consider petition of the overall property to sell and use the proceeds for current and future living expenses.

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-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

3. 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

4. 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

5. 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.):

6. 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

7. 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

8. 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

9. CASE NUMBER: S-48-2016 APPLICANT: CLARKSVILLE COUNTRY CLUB C/O JOHN HADLEY
REQUEST: Preliminary Plat Approval of BELLE MEADE SECTION 5
LOCATION: West side of Fairway Drive approximately 3,360 feet north of the intersection of Fairway Drive and Memorial Drive.
MAP: 064I PARCEL: A 020.00 ACREAGE: 5.85
OF LOTS: 5 CIVIL DISTRICT(S): 11

10. CASE NUMBER: S-49-2016 APPLICANT: TODD MORRIS
REQUEST: Preliminary/replat Approval of TODD MORRIS PROPERTIES REPLAT OF LOT 1 & MINOR PLAT OF LOTS 2 & 3
LOCATION: North of and adjacent to Madison Street, approximately 540' west of the intersection of Hillcrest Drive and Madison Street.
MAP: 080C PARCEL: A 007.00 - 007.02 ACREAGE: 5.59
OF LOTS: 3 CIVIL DISTRICT(S): 11

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: S-50-2016 APPLICANT: DURRETT INVESTMENT
REQUEST: Revised Preliminary Approval of WEST CREEK FARMS 3 (REVISED PRELIMINARY)
LOCATION: Southwest of the current terminus of Henry Place and south of the West Creek School complex.
MAP: 019 PARCEL: 004.02 ACREAGE: 42.70
OF LOTS: 124 CIVIL DISTRICT(S): 3

- 12. CASE NUMBER: S-51-2016 APPLICANT: FRANK DARNELL
REQUEST: Final Plat Approval of FRANKLIN MEADOWS COMMERCIAL LOT 4
LOCATION: At the current northern terminus of Senseney Drive west of Tiny Town Road.
MAP: 007 PARCEL: 016.06 ACREAGE: 1.10
OF LOTS: 1 CIVIL DISTRICT(S): 3

- 13. CASE NUMBER: S-52-2016 APPLICANT: OAKHILL ESTATES
REQUEST: Final Plat Approval of ALONZO PLACE ESTATES SECTION 1 (PREVIOUSLY OAKHILL ESTATES)
LOCATION: West of Hwy 48, north of and adjacent to Alonzo Place, east of Vernon Creek Road.
MAP: 133 PARCEL: 019.00 ACREAGE: 26.68
OF LOTS: 14 CIVIL DISTRICT(S): 17/18

- 14. CASE NUMBER: S-53-2016 APPLICANT: THOMAS CORK
REQUEST: Final Plat Approval of C.E.L. PARK
LOCATION: North side of Terminal Road approximately 1005' west of it's intersection with Wilma Rudolph Boulevard.
MAP: 032 PARCEL: 109.02 ACREAGE: 3.61
OF LOTS: 1 CIVIL DISTRICT(S): 2/6

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

1. CASE NUMBER: SR-26-2016 APPLICANT: PANDA EXPRESS, INC.
AGENT: YURI HAWLEY RAY FLAKE
DEVELOPMENT: PANDA EXPRESS
PROPOSED USE: RESTAURANT
LOCATION: 3073 WILMA RUDOLPH BLVD.
MAP: 033-H-C-011.00 ACREAGE: 0.853 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-27-2016 APPLICANT: TODD MORRIS
AGENT: CAL MCKAY
DEVELOPMENT: HILLCREST COMMONS
PROPOSED USE: RETAIL
LOCATION: 1835 MADISON STREET
MAP: 080-C-A-007.02 ACREAGE: 0.88 CIVIL DISTRICT: 11

3. CASE NUMBER: SR-28-2016 APPLICANT: EFC3
AGENT: CAL MCKAY
DEVELOPMENT: EXIT 4 PROFESSIONAL OFFICE
PROPOSED USE: RETAIL/OFFICE
LOCATION: 681 KENNEDY LANE
MAP: 033,001.00 ACREAGE: 0.88 CIVIL DISTRICT: 2

4. CASE NUMBER: SR-29-2016 APPLICANT: CHRIS BLACKWELL
AGENT: CAL MCKAY
DEVELOPMENT: DOVER ROAD CAR WASH AND SELF STORAGE
PROPOSED USE: CAR WASH/ SELF STORAGE
LOCATION: 1415 & 1419 DOVER ROAD
MAP: 053,061.00 & 006.01 ACREAGE: 1.17 CIVIL DISTRICT: 8

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

7/27/2016

- 5. CASE NUMBER: SR-30-2016 APPLICANT: TEETER FARM & SEED CO. JOHN TEETER
AGENT: J. CHRIS FIELDER
DEVELOPMENT: TEETER FARM AND SEED COMPANY
PROPOSED USE: SEED PLANT, OFFICE, STORAGE, WAREHOUSE
LOCATION: 18 TYLERTOWN ROAD
MAP: 010,001.01 (P) ACREAGE: 15.00 CIVIL DISTRICT: 2

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. BUDGET TO ACTUAL (1ST 11 MONTHS)
- C. LANDSCAPE APPEAL - LA-22-2016 SYCAMORE HILL CLUSTER
- D. SITE REVIEW APPEAL - SLSR-7-2015 DRIVE-THRU (2)
- E. REMINDER: ANNUAL RPC TRAINING SESSION - 8/10-11/2016