

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

January 29, 2020

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: 12/19/2019

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/30/2020 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/6/2020 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/3/2020 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 2/10/2020 - 6:00 P.M.

1. CASE NUMBER: Z-35-2019 APPLICANT(S): CBP Properties Christian Black

AGENT: Christian Black

REQUEST: R-1 Single-Family Residential District

to R-2A Single-Family Residential District

LOCATION: Property located on the north frontage of Ashland City Road, 350 +/- feet east of the Ashland City Rd. & Glenstone Blvd. intersection.

TAX MAP(S): 088-A-B PARCEL #: 001.01 CIVIL DISTRICT: 11

REASON FOR REQUEST: To more efficiently develop this parcel now that sewer is available

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

2. CASE NUMBER: Z-1-2020 APPLICANT(S): William Boyd

AGENT: Mid State Investments REQUEST: R-3 Three-Family Residential District

to R-2A Single-Family Residential District

LOCATION: Property fronting on the east frontage of Cumberland Dr., 215 +/- feet north of the Cumberland Dr. & Woodmont Blvd. / Hickory Grove Blvd. intersection.

TAX MAP(S): 079-C-B PARCEL #: 003.00 & 004.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Purpose is to create a single family lot.

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

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

3. CASE NUMBER: Z-2-2020 APPLICANT(S): Michael Hanna Dover Road, LLC

AGENT: Chris Scogin REQUEST: C-1 Neighborhood Commercial District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northeast corner of the Dover Rd. (US Hwy 79) & Somerset Ln.
intersection.

TAX MAP(S): 054-A-E PARCEL #: 001.00 CIVIL DISTRICT: 7

REASON FOR REQUEST:

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

4. CASE NUMBER: Z-3-2020 APPLICANT(S): Care LLC AGENT: J. Chris Fielder

REQUEST: R-4 Multiple-Family Residential District
to O-1 Office District

LOCATION: Property located at the northwest corner of the Warfield Blvd. & Memorial Dr. intersection.

TAX MAP(S): 064-I-A PARCEL #: 001.02 CIVIL DISTRICT: 11

REASON FOR REQUEST: The applicant requests to rezone from the current R-4 zoning to O-1 zoning in order
to make the existing medical office a compliant use.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 11

5. CASE NUMBER: Z-4-2020 APPLICANT(S): Sam Lucas Jr. AGENT: Double Bogey Partners

REQUEST: R-3 Three-Family Residential District
to R-6 Single-Family District

LOCATION: Parcels located at the southeast corner of the Reynolds St. & Dodd St. intersection.

TAX MAP(S): 066-E-M PARCEL #: 001.00, 002.00, 003.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To provide for a more dense single family infill development. All existing
infrastructure is in place and the proposed rezone will protect the integrity of the existing residential district. The
current zoning would negatively impact the single family district with a multi-family use.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6

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

6. CASE NUMBER: Z-5-2020 APPLICANT(S): Ky Tn Conf Assoc Of Seventh Day Adventists Inc.

AGENT: Ray Omar Capital Brands Group

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Portion of the tract located north of the Northfield Dr. & Glenhurst Way intersection.

TAX MAP(S): 017 PARCEL #: 004.04 p/o CIVIL DISTRICT: 2

REASON FOR REQUEST: To extend R-4 zoning for multifamily development

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12

7. CASE NUMBER: CZ-1-2020 APPLICANT(S): Syd Hedrick AGENT: Syd Hedrick

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: A parcel located on the west frontage of Southside Rd. 2,590 +/- feet north of the Southside Rd. & Swaw Rd. intersection.

TAX MAP(S): 131 PARCEL #: 022.01 CIVIL DISTRICT: 16

REASON FOR REQUEST: Requesting from AG to E-1 in order to bring the lot into conforming use standards.

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-1-2020 APPLICANT: E4RE HOLDINGS, LLC
REQUEST: Minor Plat Approval of E4RE HOLDINGS LLC PROPERTY HIGHWAY 48/13 LOT 1
LOCATION: South of Belmont Road, east of and adjacent to Highway 48/13, approximately 100' south and east of the intersection of River Road and Highway 48/13.
MAP: 101 PARCEL: 185.00 ACREAGE: 2.09
OF LOTS: 1 CIVIL DISTRICT(S): 17
ZONING: C-2

2. CASE NUMBER: S-2-2020 APPLICANT: CITY OF CLARKSVILLE
REQUEST: Final Plat Approval of SOUTH GATEWAY PLAZA BOULEVARD RIGHT OF WAY DEDICATION
LOCATION: West of North Woodson Road, east of Interstate 24, south of Highway 76, at the south terminus of S Gateway Plaza Blvd.
MAP: 063 PARCEL: 068.00 ACREAGE: 0.91
#OF LOTS: 1 CIVIL DISTRICT(S): 11 ZONING: C-2

3. CASE NUMBER: S-3-2020 APPLICANT: MAYNARD CONSTRUCTION
REQUEST: Replat Approval of REPLAT HAZELWOOD COURT SECTION 1 LOTS 32-34
LOCATION: 1172-1180 Elizabeth Lane
MAP: 018 L PARCEL: O 019.00-021.00 ACREAGE: 0.70
OF LOTS: 3 CIVIL DISTRICT(S): 2
ZONING: R-2

4. CASE NUMBER: S-4-2020 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 8A
LOCATION: South of Tiny Town Road, east of Peachers Mill Road, west of Needmore Road, north of E Boy Scout Road, at the south terminus of Eisenhower Road.
MAP: 018 PARCEL: 022.07 ACREAGE: 17.43
OF LOTS: 64 CIVIL DISTRICT(S): 2
ZONING: R-2

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-5-2020 APPLICANT: J & N ENTERPRISES, INC
REQUEST: Preliminary Plat Approval of THE LOST CITY TRAILS SECTION 1 (CLUSTER)
LOCATION: South of the 101st Airborne Division Parkway, East of Peachers Mill Road, south of and adjacent to Pollard Road, approximately 1,100 feet west of the terminus of Pollard Road.
MAP: 042 PARCEL: 042.00 (portion) ACREAGE: 52.7
OF LOTS: 136 CIVIL DISTRICT(S): 3
ZONING: R-2

6. CASE NUMBER: S-6-2020 APPLICANT: RYAN PARR
REQUEST: Minor Plat Approval of RYAN PARR PROPERTY BARKER STREET LOTS 1-3
LOCATION: East of S Riverside Drive, north of Hickory Grove Blvd., west of Walnut Dr., south of and adjacent to Barker St., approximately 700 feet east of the intersection of Barker St. and S Riverside Drive.
MAP: 079B PARCEL: B 007.00 ACREAGE: 3.47
OF LOTS: 3 CIVIL DISTRICT(S): 12
ZONING: R-3

7. CASE NUMBER: S-7-2020 APPLICANT: CBP PROPERTIES
REQUEST: Minor Plat Approval of SHILOH BRIDGE ESTATES
LOCATION: South of and adjacent to Highway 13, west of Chambers Road, adjacent to and along both sides of Shiloh Bridge Road.
MAP: 140 PARCEL: 038.01 (portion) ACREAGE: 10.38
OF LOTS: 5 CIVIL DISTRICT(S): 20
ZONING: AG

8. CASE NUMBER: S-8-2020 APPLICANT: CGH PROPERTIES, GP
REQUEST: Minor Plat Approval of RUBENS RIDGE
LOCATION: South of Southside Road, west of Chapel Hill Road, north of Dailey Dunn Road, east of and adjacent to Watkins Ford Road, at the intersection of Watkins Ford Road and Grimes Road.
MAP: 147 PARCEL: 006.00 (portion) ACREAGE: 24.03
OF LOTS: 7 CIVIL DISTRICT(S): 16
ZONING: AG

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-9-2020 APPLICANT: JIMMY MILLER

REQUEST: Preliminary Plat Approval of SOUTHERN POINTE SECTION 2

LOCATION: North of Southside Road, South of Lock B Road South, north of and adjacent to Liverworth Road, east of and adjacent to Chapel Hill Road, at the intersection of Liverworth Road and Chapel Hill Road.

MAP: 131 PARCEL: 026.00 ACREAGE: 62.3

OF LOTS: 37 CIVIL DISTRICT(S): 16 ZONING: AG

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

1. CASE NUMBER: SR-1-2020 APPLICANT: REACH HOLDINGS LLC
AGENT: CAL BURCHETT
DEVELOPMENT: 537 BELLAMY LANE
PROPOSED USE: MULTI-FAMILY
LOCATION: 537 BELLAMY LANE
MAP: 040, 024.10 (P) ACREAGE: 5.74 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-2-2020 APPLICANT: RYAN PARR
AGENT: HOUSTON SMITH, PE
DEVELOPMENT: BARKER STREET TRIPLEXES
PROPOSED USE: MULTI-FAMILY
LOCATION: 42 AND 44 BARKER STREET
LOT 1 = 42 LOT 2 = 44
MAP: 079-B-B-007.00 (P) ACREAGE: 0.587 CIVIL DISTRICT: 12

VII. OTHER BUSINESS:

- A. CONSIDERATION TO INITIATE ZONING CHANGE ORDINANCE REGARDING HISTORIC ZONING COMMISSION APPEALS
- B. AUDIT REVIEW
- C. MONTHLY PROFIT AND LOSS STATEMENT
- D. FEE SCHEDULE CHANGE
- E. ELECTION OF CHAIRMAN AND VICE CHAIRMAN
- F. OTHER BUSINESS