

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

**- AGENDA -
August 28, 2019**

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: 7/24/2019

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/29/2019 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/5/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/3/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 9/12/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-20-2019 APPLICANT(S): Habitat For Humanity Montgomery County Tn
AGENT: Syd Hedrick
REQUEST: R-2A Single-Family Residential District
to R-6 Single-Family District
LOCATION: Property fronting on the east frontage of Wall Street & the west frontage of Richardson Street,
250 +/- feet south of Daniel Street
TAX MAP(S): 079-D-K PARCEL #: 003.01 CIVIL DISTRICT: 12
REASON FOR REQUEST: At Habitat for Humanity we aim to be the best stewards with our resources. We
believe the R-6 zoning will help us to increase our density on this project to better serve our families.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

2. CASE NUMBER: Z-21-2019 APPLICANT(S): Corenthians M Fletcher James L Buchanan III
REQUEST: RM-1 Single-Family Mobile Home Residential District
to R-3 Three Family Residential District
LOCATION: Property fronting on the west frontage of Evans Road, 850 +/- feet south of the intersection of
Britton Springs Road & Evans Road.
TAX MAP(S): 029-L-C PARCEL #: 020.00 CIVIL DISTRICT: 3
REASON FOR REQUEST: To build a triplex for rental property.
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

ZONING - 1

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

3. CASE NUMBER: Z-22-2019 APPLICANT(S): Mack Phillips

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

LOCATION: Property located at the northwest corner of Peterson Lane & Old Trenton Road.

TAX MAP(S): 056 PARCEL #: 001.02 CIVIL DISTRICT: 12

REASON FOR REQUEST: Best use of property is single-family residential

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9

4. CASE NUMBER: Z-23-2019 APPLICANT(S): Myra Ishee AGENT: Houston Smith

REQUEST: R-1A Single-Family Residential District
to R-4 Multiple-Family Residential District / C-2 General Commercial District

LOCATION: Property located at the southeast corner of Needmore Road & Hazelwood Road.

TAX MAP(S): 018 PARCEL #: 042.00 p/o CIVIL DISTRICT: 2

REASON FOR REQUEST: The race track is on the opposite side of Needmore Road and commercial uses are more suitable than residential uses immediately adjacent to the track. The R-4 will provide a transition from commercial development to single family homes.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8

5. CASE NUMBER: Z-24-2019 APPLICANT(S): Myra Ishee AGENT: Houston Smith

REQUEST: R-1A Single-Family Residential District
to R-4 Multiple-Family Residential District / C-2 General Commercial District

LOCATION: Property fronting on the east frontage of Needmore Road, 1,890 +/- feet south of the Needmore Road & East Boy Scout Road intersection.

TAX MAP(S): 018 PARCEL #: 042.00 p/o CIVIL DISTRICT: 2

REASON FOR REQUEST: The race track is on the opposite side of Needmore Road and commercial uses are more suitable than residential uses immediately adjacent to the track. The R-4 will provide a transition from commercial development to single family homes.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8

V. SUBDIVISIONS (CONT.):

V. SUBDIVISIONS:

All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

1. CASE NUMBER: S-86-2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.
MAP: 087 PARCEL: 095.02 ACREAGE: 5.97
OF LOTS: 10 CIVIL DISTRICT(S): 15
ZONING: R-1A

2. CASE NUMBER: S-20-2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP
REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)
LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road, approximately 1500 feet west of the Sango Road and Smith Lane intersection.
MAP: 087 PARCEL: 023.02 ACREAGE: 31.58
OF LOTS: 79 CIVIL DISTRICT(S): 11
ZONING: R-1 CLUSTER

3. CASE NUMBER: S-30-2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D
LOCATION: Southeast of York Road, west of Dotsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.
MAP: 077 PARCEL: 013.06 ACREAGE: 21.98
OF LOTS: 12 CIVIL DISTRICT(S): 8
ZONING: R-1/AG

V. SUBDIVISIONS (CONT.):

4. CASE NUMBER: S-48-2019 APPLICANT: CLC HIDDEN SPRINGS LP REQUEST: Final Plat
Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)
LOCATION: North of and adjacent to Garrettsburg Road, approximately 300' northwest of the intersection
Garrettsburg Road and Meachem Drive.
MAP: 029 PARCEL: 010.02 ACREAGE: 32.13

OF LOTS: 72 CIVIL DISTRICT(S): 3 ZONING: R-1

5. CASE NUMBER: S-50-2019 APPLICANT: CHRIS BLACKWELL REQUEST: Final Plat Approval of
DUNBAR SECTION 2 (CLUSTER)
LOCATION: South of Rossvie Road, east of Basham Lane, north of Dunbar Cave Road, at the west
terminus of Barnhill Road
MAP: 057 PARCEL: 076.00, 076.02, & 077.00 ACREAGE: 21.98

OF LOTS: 37 CIVIL DISTRICT(S): 6
ZONING: R-1A/R-1

6. CASE NUMBER: S-52-2019 APPLICANT: BLUE SKY ENTERPRISES
REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 2C
LOCATION: South of 101st Airborne Division Pkwy, east of Tracy Ln, west of and adjacent to Pea Ridge
Road, north of and adjacent to the terminus of Button Drive.
MAP: 041 PARCEL: 040.06 ACREAGE: 21.53

OF LOTS: 66 CIVIL DISTRICT(S): 6
ZONING: R-2A

7. CASE NUMBER: S-53-2019 APPLICANT: CHRISTIAN BLACK
REQUEST: Final Plat Approval of PERKINS ROW FINAL PLAT
LOCATION: South of Crossland Avenue, west of and adjacent to Perkins Avenue.
MAP: 066N PARCEL: B 002.01, 003.00, 020.00, 022.00 ACREAGE: 1.26

OF LOTS: 9 CIVIL DISTRICT(S): 12
ZONING: R-6

V. SUBDIVISIONS (CONT.):

- 8. CASE NUMBER: S-57-2019 APPLICANT: JBL DEVELOPMENT
REQUEST: Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1B
LOCATION: North of Rossvie Road, south and west of Kirkwood Road, east of Dunlop Lane at the southern terminus of Judge Tyler Dr.
MAP: 039 PARCEL: 016.09 ACREAGE: 6.14
OF LOTS: 14 CIVIL DISTRICT(S): 1 ZONING: R-1

- 9. CASE NUMBER: S-58-2019 APPLICANT: REDA HOMEBUILDERS, INC.
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 3
LOCATION: West of Dotsonville Road, south of York Road, north of and adjacent to Ogburn Chapel Road, approximately 2500 feet east of the intersection of Ogburn Chapel Road and Dailey Road, west of the current terminus of Reda Drive.
MAP: 068 PARCEL: 092.00 ACREAGE: 63.63
OF LOTS: 54 CIVIL DISTRICT(S): 8 ZONING: R-1

- 10. CASE NUMBER: S-59-2019 APPLICANT: JAMES BLACK (DEVELOPER)
REQUEST: Preliminary Plat Approval of CHESTER HARRIS ESTATES
LOCATION: South of and adjacent to Dunbar Road, east of and adjacent to Chester Harris Road, at the southeast intersection of Dunbar Road and Chester Harris Road.
MAP: 093 PARCEL: 049.00 ACREAGE: 6.07
OF LOTS: 4 CIVIL DISTRICT(S): 21
ZONING: AG

- 11. CASE NUMBER: S-60-2019 APPLICANT: CGH PROPERTIES REQUEST: Preliminary Plat Approval of HEIGHTS AT SOUTH RIDGE
LOCATION: South of Mcadoo Creek Road, west of and adjacent to Ashland City Road, approximately 320' northwest of the intersection of Ashland City Road and Pace Road.
MAP: 103 PARCEL: 015.00 ACREAGE: 7.78
OF LOTS: 4 CIVIL DISTRICT(S): 15
ZONING: AG

V. SUBDIVISIONS (CONT.):

12. CASE NUMBER: S-61-2019 APPLICANT: DANIEL STEPHENS
REQUEST: Preliminary Plat Approval of DANIEL STEPHENS PROPERTY RINGGOLD ROAD LOTS 1 AND 2
LOCATION: North of and adjacent to Ringold Road, South of and adjacent to Amanda Drive, west of and adjacent to Peachers Mill Road.
MAP: 030 PARCEL: 072.00 ACREAGE: 2.16 # OF LOTS: 2 CIVIL DISTRICT(S): 3
ZONING: C-5

13. CASE NUMBER: S-62-2019 APPLICANT: RIVERCHASE MARINE TERMINAL, LLC
REQUEST: Revised Preliminary Approval of RIVER CHASE (CLUSTER)
LOCATION: South of Ashland City Road, west of and adjacent to Gratton Road, north of Appleton Road, east of Cumberland River.
MAP: 080 PARCEL: 007.00 ACREAGE: 78.57
OF LOTS: 91 CIVIL DISTRICT(S): 11
ZONING: R-1

14. CASE NUMBER: S-63-2019 APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Preliminary Plat Approval of GRIFFEY ESTATES SECTION 1E
LOCATION: East of Peachers Mill Road, north of Garner Hills Drive, South of and adjacent to Allen Griffey Road approximately 150 feet east of the Allen Griffey Road and Garner Hills Road intersection.
MAP: 031 PARCEL: 040.00 ACREAGE: 3.15
OF LOTS: 4 CIVIL DISTRICT(S): 3
ZONING: R-2/A

15. CASE NUMBER: S-64-2019 APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Final Plat Approval of GRIFFEY ESTATES SECTION 1D
LOCATION: North of 101st Airborne Division Parkway, east of Peachers Mill Road, south of Allen Griffey Road, west of Hiliard Lane, at the current western terminus of Harrison Way.
MAP: 031 PARCEL: 040.03 ACREAGE: 8.07
OF LOTS: 22 CIVIL DISTRICT(S): 3
ZONING: R-2

V. SUBDIVISIONS (CONT.):

- 16. CASE NUMBER: S-65-2019 APPLICANT: SINGLETARY CONSTRUCTION LLC REQUEST:
Replat Approval of REPLAT OF CENTER POINTE COMMERCIAL LOT 10
LOCATION: East of Trenton Road, south of 101st Airborne Division Parkway, west of Wilma Rudolph Blvd., north of Fairview Lane, at the terminus of Center Pointe Drive.
MAP: 041K PARCEL: E 010.00 ACREAGE: 6.22
OF LOTS: 13 CIVIL DISTRICT(S): 6
ZONING: C-5, R-4

- 17. CASE NUMBER: S-66-2019 APPLICANT: J&N ENTERPRISES REQUEST: Final Plat Approval of
ANDERSON PLACE SECTION 3
LOCATION: West of Interstate 24, south of the Tennessee/Kentucky State Line, east of Barkers Mill Road, north of Hattington Drive, at the east terminus of Danbury Drive.
MAP: 007 PARCEL: 004.00 (portion) ACREAGE: 9.43
OF LOTS: 32 CIVIL DISTRICT(S): 2
ZONING: R-2

- 18. CASE NUMBER: S-67-2019 APPLICANT: CBP PROPERTIES REQUEST: Preliminary Plat Approval
of CAMELOT LANDING (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, north and east of Needmore Road, west of and adjacent to the termini of Winesap Road and Core Drive, and north of and adjacent to Lancelot Lane.
MAP: 031 PARCEL: 032.05 (portion) ACREAGE: 43.92
OF LOTS: 95 CIVIL DISTRICT(S): 2
ZONING: R-1 (CLUSTER)

- 19. CASE NUMBER: S-68-2019 APPLICANT: ERIC HUNEYCUTT REQUEST: Preliminary Plat
Approval of 827 CHARLOTTE STREET
LOCATION: South of Crossland Avenue, north of Current Street, west of High Street, east of and adjacent to Charlotte Street at the intersection of Charlotte Street and Blackman Street.
MAP: 066O PARCEL: C 033.00 ACREAGE: 0.58
OF LOTS: 5 CIVIL DISTRICT(S): 12
ZONING: R-6

V. SUBDIVISIONS (CONT.):

20. CASE NUMBER: S-69-2019 APPLICANT: SINGLETARY CONSTRUCTION
REQUEST: Preliminary Plat Approval of VICTORY TOWNHOUSES
LOCATION: East of Fort Campbell Blvd, south of and adjacent to 101st Airborne Division Parkway, west of and adjacent to Victory Road, at the current northern termini of Nam Street, Bastogne, Street, and Eagle Court.
MAP: 030 PARCEL: 034.00 ACREAGE: 16.2
OF LOTS: 35 CIVIL DISTRICT(S): 3 ZONING: C-2

21. CASE NUMBER: S-70-2019 APPLICANT: TODD MORRIS (DEVELOPER)
REQUEST: Final/replat Approval of VERIDIAN SECTION 2 & REPLAT OF VERIDIAN SECTION 1
LOCATION: East of Sango Drive, South of and adjacent to Sango Road, approximately 800 feet east of the intersection of Sango Road and Sango Drive.
MAP: 082 PARCEL: 053.00 ACREAGE: 16.91
OF LOTS: 27 CIVIL DISTRICT(S): 11

ZONING: R-2D

22. CASE NUMBER: S-71-2019 APPLICANT: JOHNNY PIPER / J&B TYNEWOOD REALTY, LLC
REQUEST: Final/replat Approval of REPLAT WHITEHALL SECT 6B LOTS 399-401 & MINOR PLAT JOHN E PIPER PROPERTY OLD MILL ROAD LOT 1
LOCATION: East of Fort Campbell Boulevard, north of Ringgold Road, east of and adjacent to Old Mill Road, west of and adjacent to Tynewood Drive, approximately 170 feet northeast of the Fort Campbell Boulevard and Old Mill intersection.
MAP: 030 PARCEL: 028.01 ACREAGE: 26.65 #OF LOTS: 4 CIVIL DISTRICT(S): 3
ZONING: OP/R-1/R-4/C-5

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

All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

1. CASE NUMBER: SR-27-2019 APPLICANT: C&E PARTNERS

AGENT: CAL BURCHETT

DEVELOPMENT: EASTON VILLAGE

PROPOSED USE: MULTI FAMILY

LOCATION: 1101 RIVERWOOD PLACE

MAP: 079, 034.00 ACREAGE: 4.51 CIVIL DISTRICT: 12

2. CASE NUMBER: SR-28-2019 APPLICANT: NONPROFIT HOUSING AUTHORITY (NANCY KING)

AGENT: W. SCOTT WILLIAMS

DEVELOPMENT: CAMPBELL WAY APARTMENTS

PROPOSED USE: 96 UNIT MULTI-FAMILY APARTMENT

LOCATION: 3000 SPRING CREEK VILLAGE ROAD

MAP: 016, 013.00 (P/O) ACREAGE: 14 CIVIL DISTRICT: 2

VII. PLANNING DIRECTOR'S REPORT:

A. LANDSCAPE BUFFER APPEAL LA-44-2019

B. MONTHLY PROFIT AND LOSS STATEMENT

C. YEAR TO DATE BUDGET TO ACTUAL

D. OTHER BUSINESS