

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

October 30, 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: 9/25/2019

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 10/31/2019 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 11/7/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 11/4/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 11/12/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-28-2019 APPLICANT(S): Donald L. Webb AGENT: Matthew J. Ellis, Batson Nolan PLC

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Two parcels located on the southeast corner of the Charlemagne Blvd. & Sevier Street intersection.

TAX MAP(S): 043-N-F PARCEL #: 001.00 010.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Commercial development / retail outlets to service traffic from Ft. Campbell Blvd.

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

2. CASE NUMBER: Z-29-2019 APPLICANT(S): Wildwood Partners

REQUEST: O-1 Office District

to R-4 Multiple-Family Residential District

LOCATION: Two parcels located at the western terminus of Stowe Ct. on the north and south frontages of Stowe Ct.

TAX MAP(S): 040-G-A PARCEL #: 009.00 & 011.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: To allow for multifamily development

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

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

3. CASE NUMBER: Z-30-2019 APPLICANT(S): Chad Byard

REQUEST: C-4 Highway Interchange District
to C-2 General Commercial District

LOCATION: Property fronting on the east frontage of Hornbuckle Lane 2,080 +/- feet northwest of the
Hornbuckle Lane & Highway 76 intersection.

TAX MAP(S): 063 PARCEL #: 022.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Potential mixed use development

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10

4. CASE NUMBER: Z-31-2019 APPLICANT(S): Nick Datillo

REQUEST: RM-1 Single-Family Mobile Home Residential District
to R-2D Two-Family Residential District

LOCATION: Property fronting on the west frontage of Evans Road 765 +/- feet north of the Garrettsburg Road &
Evans Road intersection.

TAX MAP(S): 029-M-A PARCEL #: 032.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: Owner wants to build a duplex

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

5. CASE NUMBER: Z-32-2019 APPLICANT(S): Ava Homes LLC (Amber Frederick)

Jacqlyn Elliott Bryan Genwitz

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

LOCATION: Parcel located south of the High Street & Ernest Street intersection.

TAX MAP(S): 066-N-C PARCEL #: 004.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To allow infill development on vacant parcel

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

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

6. CASE NUMBER: Z-33-2019 APPLICANT(S): Ray Darnell Estate AGENT: Jeff Burkhart
REQUEST: AG Agricultural District

to R-2 Single-Family Residential District / C-2 General Commercial District / C-5 Highway &
Arterial Commercial District

LOCATION: Property north of Tiny Town Road, west of the Tiny Town Road & Allen Road intersection.
Property also south of Tiny Town Road, East of Princeton Drive, west of Little Bobcat Road & north & west of
Rafiki Drive.

TAX MAP(S): 006 PARCEL #: 029.01, 030.00, 039.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To make the best use of the property while matching adjacent zoning.

CO. COMM. DISTRICT: 8 & 9 CITY COUNCIL WARD: 1 & 5

7. CASE NUMBER: Z-34-2019 APPLICANT(S): Hillcrest Baptist Church AGENT: J. Chris Fielder
REQUEST: M-2 General Industrial District

to R-1 Single-Family Residential District

LOCATION: A portion of the property located south of the Dover Road & Charlemagne Blvd. intersection. TAX
MAP(S): 054-F-A PARCEL #: 016.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: The applicant wishes to rezone the M-2 zoning portion of the property to R-1 zoning
to remove the split zoning on the church's property and in order to add an addition to the existing church.

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

8. CASE NUMBER: CZ-16-2019 APPLICANT(S): Patricia G Stockdale Woodard
REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property fronting on the north frontage of Indian Creek Road 1,590 +/- feet east of the Indian Creek
Rd. & Ben Sensing Rd. intersection.

TAX MAP(S): 157 PARCEL #: 038.17 CIVIL DISTRICT: 22

REASON FOR REQUEST: I would like to put a brand new double wide with foundation on the property,
removing single wide. I will be living here with my husband. This is the area that I was born and raised. I have
deep roots to this area as my family has lived here for over a hundred years.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD:

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

9. CASE NUMBER: CZ-17-2019 APPLICANT(S): Neely Revocable Living Trust C/o Edwin & Charity Neely

REQUEST: AG Agricultural District

to C-2 General Commercial District

LOCATION: Property fronting on the west frontage of Oak Plains Road 660 +/- feet north of the Oak Plains Rd. & Old Clarksville Pike intersection.

TAX MAP(S): 108 PARCEL #: 66.00 p/o CIVIL DISTRICT: 10

REASON FOR REQUEST: To allow for a construction contractor shop.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD:

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-77-2019 APPLICANT: RONNIE GOAD
REQUEST: Final Plat Approval of BELLSHIRE SECTION E
LOCATION: North of 41A, south of Highway 76, at the east terminus of Bellshire Drive.
MAP: 081 PARCEL: 038.00 ACREAGE: 25.77
OF LOTS: 48 CIVIL DISTRICT(S): 11
ZONING: R-1A

3. CASE NUMBER: S-78-2019 APPLICANT: WILLIAM GARY GRIMES
REQUEST: Final Plat Approval of WILLIAM GRIMES WAY RIGHT-OF-WAY DEDICATION
(PREVIOUSLY PLAINVIEW DRIVE)
LOCATION: South of Interstate 24, north of Tiny Town Road, approximately 365 feet northwest of the
intersection of Trenton Road and Northfield Drive.
MAP: 008 PARCEL: 014.01 ACREAGE: 0.31
OF LOTS: 0 CIVIL DISTRICT(S): 2 ZONING: C-4

4. CASE NUMBER: S-79-2019 APPLICANT: CHRIS BLACKWELL
REQUEST: Preliminary Plat Approval of CHRIS BLACKWELL PROPERTY INDIAN CREEK ROAD
LOTS 1-3
LOCATION: North of the Montgomery County/Dickson County line, west of Greene Lane, south of and
adjacent to Indian Creek Road, approximately 375 feet west of the Greene Lane and Indian Creek Road
intersection.
MAP: 157 PARCEL: 032.03 ACREAGE: 5.52 #OF LOTS: 3 CIVIL DISTRICT(S): 22

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-80-2019 APPLICANT: SINGLETARY CONSTRUCTION
REQUEST: Revised Preliminary Plat Approval of VICTORY TOWNHOMES (REVISED PRELIMINARY)
LOCATION: East of Fort Campbell Blvd., south of and adjacent to 101st Airborne Division Pkwy, west of and adjacent to Victory Road.
MAP: 030 PARCEL: 034.00 ACREAGE: 16.2
OF LOTS: 36 CIVIL DISTRICT(S): 3 ZONING: C-2

- 6. CASE NUMBER: S-81-2019 APPLICANT: HUNTER WINN
REQUEST: Replat/preliminary Approval of REPLAT OF BELMONT SECTION 8 LOT 190 AND FINAL PLAT OF BELMONT LOTS 190A & 190B
LOCATION: South of North Meadow Drive, east of East Meadow Circle, north of Madison Street, west of, adjacent to and at the terminus of Marianne Lane.
MAP: 080D PARCEL: C 005.00 & 006.01 ACREAGE: 1.008
OF LOTS: 3 CIVIL DISTRICT(S): 11 ZONING: R-2

- 7. CASE NUMBER: S-82-2019 APPLICANT: RIVERLAND PARTNERS
REQUEST: Final Plat Approval of WARRIOTO HILLS (CLUSTER)
LOCATION: South of Salem Road, northwest of Ferry Road, east of and adjacent to Highway 48 at the current terminus of Ramblewood Drive.
MAP: 090 PARCEL: 054.00 (portion) ACREAGE: 59.10
OF LOTS: 57 CIVIL DISTRICT(S): 13/17
ZONING: R-1

- 8. CASE NUMBER: S-83-2019 APPLICANT: MACK PHILLIPS
REQUEST: Preliminary Plat Approval of REPLAT OF CRYSTALLINE C ALLEN PROPERTY OLD TRENTON ROAD (PREVIOUSLY MACK J PHILLIPS PROPERTY PETERSON LANE LOTS 1-10)
LOCATION: North and west of Wilma Rudolph Boulevard, south of Whitfield Road, west of and adjacent to Old Trenton Road, north of and adjacent to Peterson Lane, immediately northwest of the intersection of Old Trenton Road and Peterson Lane.
MAP: 056 PARCEL: 001.02 ACREAGE: 3.50 #OF LOTS: 10 CIVIL DISTRICT(S): 12

V. SUBDIVISIONS (CONT.):

- 9. CASE NUMBER: S-84-2019 APPLICANT: KMG PROPERTIES
REQUEST: Final Plat Approval of BAINBRIDGE DRIVE & BRADLYNN DRIVE RIGHT-OF-WAY DEDICATION
LOCATION: North of Rossview Road, East of and adjacent to Rollow Lane, at the terminus of Bainbridge Drive.
MAP: 039 PARCEL: 025.06 ACREAGE: 1.74
OF LOTS: 0 CIVIL DISTRICT(S): 1 ZONING: R-4

- 10. CASE NUMBER: S-85-2019 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of COPPERSTONE SECTION 3
LOCATION: North of Highway 41A South, south of Trough Springs Road, west of Interstate 24, east of Old Farmers Road, at the northern terminus of Copperstone Drive.
MAP: 082 PARCEL: 142.00 ACREAGE: 24.21
OF LOTS: 29 CIVIL DISTRICT(S): 11
ZONING: R-1

- 11. CASE NUMBER: S-86-2019 APPLICANT: EAGLES BLUFF
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 4B (CLUSTER)
LOCATION: East of Trenton Road, West of Interstate 24, South of Kennedy Road, approximately 3000 feet east of the Trenton Road and Kennedy Road intersection.
MAP: 017 PARCEL: 047.01 & 049.01 ACREAGE: 17.63
OF LOTS: 53 CIVIL DISTRICT(S): 2
ZONING: R-2 Cluster

- 12. CASE NUMBER: S-87-2019 APPLICANT: HABITAT FOR HUMANITY MONTGOMERY COUNTY TN
REQUEST: Replat Approval of REPLAT OF CLARKSVILLE LAND IMPROVEMENT COMPANY ADDITION LOTS 4-7
LOCATION: North of Lynes Street, south of Daniel Street, east of and adjacent to Wall Street, west of and adjacent to Richardson Street, approximately 165 feet southwest of the Wall Street and Daniel Street intersection.
MAP: 079D PARCEL: K 003.01 ACREAGE: 0.86
#OF LOTS: 5 CIVIL DISTRICT(S): 12 ZONING: R-6

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-30-2019 APPLICANT: AMARE MONTESSORI
AGENT: CAL BURCHETT
DEVELOPMENT: AMARE MONTESSORI
PROPOSED USE: PRIVATE SCHOOL
LOCATION: 300 MILLER ROAD
MAP: 088, 101.07 ACREAGE: 19.49 CIVIL DISTRICT: 11

- 2. CASE NUMBER: SR-31-2019 APPLICANT: GOODNESS & MERCY OUTREACH CHURCH
AGENT: JIMMY BAGWELL
DEVELOPMENT: STURDIVANT VILLAGE
PROPOSED USE: MULTI FAMILY -TRANSITIONAL HOUSING
LOCATION: 189 HADLEY DRIVE
MAP: 030, 003.03 ACREAGE: 17.58 CIVIL DISTRICT: 3

- 3. CASE NUMBER: SR-32-2019 APPLICANT: HOLLY POINT, LLC
AGENT: HOUSTON SMITH
DEVELOPMENT: SUMMERFIELD TOWNHOMES PHASE 1
PROPOSED USE: MULTI FAMILY
LOCATION: TYLERTOWN ROAD
MERIVILLE DRIVE (PREL)
MAP: 008, 004.00 (Portion Of) ACREAGE: 5.86 CIVIL DISTRICT: 2

VII. PLANNING DIRECTOR'S REPORT:

- A. ENDORSE GROWTH PLAN
- B. MONTHLY PROFIT AND LOSS STATEMENT
- C. YEAR TO DATE BUDGET TO ACTUAL
- D. OTHER BUSINESS