



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**

March 22, 2022

Dear Commissioners:

This is your reminder that the regular Planning Commission meeting will be held at **2:00 p.m.**, in the **PLANNING COMMISSION MEETING ROOM**, on **Tuesday, March 29, 2022**. The Zoning Review Meeting will be held on Friday, March 25, 2022, at 8:30 a.m., in the RPC Conference Room.

Enclosed are the approved minutes of the meeting conducted January 25, 2022, and an agenda for the Tuesday, March 29, 2022, meeting.

We are looking forward to seeing you on Tuesday.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Tyndall'.

Jeffrey R. Tyndall, AICP  
Director of Planning

JRT:adl

Enclosures

cc: Jeff Bryant  
David Shepard  
Rod Streeter  
Ed Baggett  
Jobe Moore  
Mark Riggins  
Lisa Canfield  
Paul Nelson  
David Smith  
Chris Brown

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**March 29, 2022**

**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: 2/22/2022**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/31/2022 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/7/2022 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/4/2022 - 6:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 4/11/2022 - 6:00 P.M.**

1. CASE NUMBER: Z-8-2022      APPLICANT(S): Raymon Sheppard      AGENT: Mid State Investments, LLC  
SHAWN BERNER

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

**DEFERRED**

LOCATION: Property fronting on the west frontage of Gracey Ave. 145 +/- feet south of the Gracey Ave. & Woodland St. intersection.

TAX MAP(S): 066N      PARCEL #: G 016.01      CIVIL DISTRICT: 12

REASON FOR REQUEST: to create affordable housing

CO. COMM. DISTRICT: 5      CITY COUNCIL WARD: 6      NUMBER OF ACRES: .24 +/-

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2. CASE NUMBER: Z-9-2022      APPLICANT(S): Mark Davis      AGENT: Kolt Milam

REQUEST: C-2 General Commercial District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the north frontage of Crossland Ave., east of the Shearon Ln. & Crossland Ave. intersection & west of the Kelly Ln. & Crossland Ave. intersection.

TAX MAP(S): 065P      PARCEL #: H 011.00      H 011.01      CIVIL DISTRICT: 12

REASON FOR REQUEST: Single Family Development

CO. COMM. DISTRICT: 5      CITY COUNCIL WARD: 6      NUMBER OF ACRES: .76 +/-

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

3. CASE NUMBER: Z-10-2022 APPLICANT(S): Juanita Charles

REQUEST: R-3 Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Plum St., 690 +/- feet north of the Plum St. & E St. intersection.

TAX MAP(S): 055H PARCEL #: B 019.00 B 017.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To build affordable housing

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.0 +/-

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4. CASE NUMBER: Z-11-2022 APPLICANT(S): Benny Skinner

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the south frontage of E. College St., 685 +/- ft west of the Franklin St. & E. College St. intersection.

TAX MAP(S): 066E PARCEL #: A 007.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Redevelopment for single family homes

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.17 +/-

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5. CASE NUMBER: Z-12-2022 APPLICANT(S): Samuel Renison Baggett

REQUEST: R-1 Single-Family Residential District

to R-2 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Edmondson Ferry Rd., 875 +/- feet south of the Edmondson Ferry Rd. & Jen Hollow Rd. intersection.

TAX MAP(S): 090 PARCEL #: 013.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: The property aforementioned is to narrow to build a single family home as zone R-1.

The intention is to rezone to R-2 allowing a single family residence to be built meeting the lot width at setback requirement.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: .51 +/-

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

6. CASE NUMBER: Z-13-2022 APPLICANT(S): John & James Clark AGENT: Landmark Group  
REQUEST: R-1 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the south frontage of E. Boy Scout Rd., 2,000 +/- feet west of the Needmore Rd. & E. Boy Scout Rd. intersection.

TAX MAP(S): 018 PARCEL #: 023.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To build single family houses overlooking the river.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 2.04 +/-

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7. CASE NUMBER: Z-14-2022 APPLICANT(S): Ligon Home Builders AGENT: Calvin Ligon  
REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Three parcels fronting on the west frontage of Ford St. west of the Ford St. & Carpenter St. intersection.

TAX MAP(S): 066C PARCEL #: D 016.00 D 017.00 D 019.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To build single family homes

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.29 +/-

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8. CASE NUMBER: Z-15-2022 APPLICANT(S): Syd Hedrick Berry Hedrick AGENT: Syd Hedrick  
REQUEST: R-1 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Lafayette rd. southwest of the Lafayette Rd. & Monarch Ln. intersection.

TAX MAP(S): 054B PARCEL #: B 001.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: The subject property is a prime example of a hold out property best suited for in-fill development. In an effort to engender single family development and allow for affordable housing. The R-6 zoning best fits my intention to develop into building lots.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 7.75 +/-

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

9. CASE NUMBER: Z-17-2022 APPLICANT(S): Hunter Winn Et Al

REQUEST: RM-1 Single-Family Mobile Home Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Biglen Rd., 270 +/- feet north of the Batts Ln. & Biglen Rd.

TAX MAP(S): 029L PARCEL #: D 035.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To transition from the adjacent apartments on the southeast and single family mobile home on the northwest

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .94 +/-

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10. CASE NUMBER: Z-18-2022 APPLICANT(S): Gateway Baptist Church Of Clarksville

AGENT: Bradley Jackson

REQUEST: AG Agricultural District

to R-5 Residential District

LOCATION: Property fronting on the north frontage of Needmore Rd., 395 +/- feet west of the Needmore Rd. & Arthurs Ct. intersection.

TAX MAP(S): 031 PARCEL #: 027.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To provide an affordable townhome development with common open space to be used by the development and homeowners association per the R-5 zoning regulations.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 3.75 +/-

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11. CASE NUMBER: Z-19-2022 APPLICANT(S): Richard Tucker

REQUEST: C-5 Highway & Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Martin Luther King Blvd., south of the Martin Luther King Blvd. & Memorial Dr. intersection. Property also front on the west frontage of Jones Rd.

TAX MAP(S): 081 PARCEL #: 009.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To provide a transition zone between commercial and single family and provide multi-family development.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 14.60 +/-

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

12. CASE NUMBER: Z-20-2022      APPLICANT(S): Ascension Properties,

LLC      REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the east frontage of West Thompkins Lane at the southern terminus of West Thompkins Lane.

TAX MAP(S): 080H      PARCEL #: E 008.00      CIVIL DISTRICT: 12

REASON FOR REQUEST: To better utilize the existing property, into 6 lots from 2 tri-plexes

CO. COMM. DISTRICT: 21      CITY COUNCIL WARD: 6      NUMBER OF ACRES: .967 +/-

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13. CASE NUMBER: Z-21-2022      APPLICANT(S): Joe A Winn, Jr.      AGENT: Jimmy Bagwell

REQUEST: R-1A Single-Family Residential District

**DEFERRED**

to C-5 Highway & Arterial Commercial District / R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Tiny Town Rd., 440 +/- feet west of the Tiny Town Rd. & Tower Dr. intersection.

TAX MAP(S): 007      PARCEL #: 011.00      CIVIL DISTRICT: 12

REASON FOR REQUEST: Best use of land

CO. COMM. DISTRICT: 18      CITY COUNCIL WARD: 8      NUMBER OF ACRES: 8.48 +/-

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14. CASE NUMBER: CZ-9-2022      APPLICANT(S): Rossview Farms, LLC      AGENT: James E. Bagwell

REQUEST: O-1 Office District / AG Agricultural District / E-1 Single Family Estate District

to MXU-PUD Planned Unit Development Residential District

**DEFERRED**

LOCATION: Property fronting on the south frontage of Rossview Rd., south of the Rossview Rd. & Kirkwood Rd. intersection.

TAX MAP(S): 039      PARCEL #: 032.00      032.02      CIVIL DISTRICT: 1

REASON FOR REQUEST: Highest and best use of property

CO. COMM. DISTRICT: 19      CITY COUNCIL WARD: N/A      NUMBER OF ACRES: 307.4 +/-

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-133-2021 APPLICANT/OWNER: HAYES AND ASSOCIATES

REQUEST: Final Plat Approval of OAK PLAINS ESTATES

LOCATION: East of Ashland City Road, west of and adjacent to Old oak Plains Road, approximately 350 feet north of the intersection of Old Oak Plains and Oak Plains Road.

MAP: 126 PARCEL: 066.00 ACREAGE: 52.08

# OF LOTS: 37 CIVIL DISTRICT(S): 14

ZONING: E-1 GROWTH PLAN: RA

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2. CASE NUMBER: S-12-2022 APPLICANT/OWNER: BLAST PROPERTIES GP

REQUEST: Preliminary Plat Approval of BLAST PROPERTIES

LOCATION: South of Dunlop Road, North of and adjacent International Blvd, approximately 100 feet northwest of 2125 International Blvd.

MAP: 039 PARCEL: 021.00 ACREAGE: 11.01 +/-

# OF LOTS: 7 +/- CIVIL DISTRICT(S): 6

ZONING: M-2 GROWTH PLAN: RA

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3. CASE NUMBER: S-13-2022 APPLICANT/OWNER: HARTLEY HILLS TGP

REQUEST: Preliminary Plat Approval of HARTLEY HILLS SECTION 4

LOCATION: North and west of Dunlop Ln., south of Charles Bell Road, east of Steel Stock Road, south of the current terminus of Sawyer Vern Drive.

MAP: 033 PARCEL: 011.00 ACREAGE: 60.0 +/-

# OF LOTS: 40 +/- CIVIL DISTRICT(S): 6

ZONING: R-1 GROWTH PLAN: RA

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

1. CASE NUMBER: SR-6-2022      APPLICANT: Volunteer Strategic Properties  
AGENT: TTL, Inc.  
DEVELOPMENT: Wyatt Johnson Subaru  
PROPOSED USE: Car Dealership/Retail  
LOCATION: Trenton Road  
MAP: 041, 039.00 (portion of)      ACREAGE: 10.30      CIVIL DISTRICT: 6

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2. CASE NUMBER: SR-8-2022      APPLICANT: William Belew  
AGENT: Cal Burchett  
DEVELOPMENT: Sinclair Ridge  
PROPOSED USE: Multifamily & Office Buildings  
LOCATION: Warfield Blvd  
MAP: 040,032.04 & 032.02 (portion of)      ACREAGE: 27.24      CIVIL DISTRICT: 6

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3. CASE NUMBER: SR-12-2022      APPLICANT: Josh Dennis  
AGENT: Cal Burchett  
DEVELOPMENT: Tracy Lane Apartments  
PROPOSED USE: Multifamily  
LOCATION: 750 & 760 Tracy Lane  
MAP: 041, 042.00      ACREAGE: 13.14 +/-      CIVIL DISTRICT: 6

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

03/29/2022

4. CASE NUMBER: SR-13-2022 APPLICANT: Rob Durrett

AGENT: Cal Burchett

DEVELOPMENT: Needmore Office/Light Industrial

PROPOSED USE: Office/Light Industrial

LOCATION: 255 Needmore Road

MAP: 032, 106.03 (portion of) ACREAGE: 1.50+/- CIVIL DISTRICT: 6

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5. CASE NUMBER: SR-14-2022 APPLICANT: Todd Morris

AGENT: Houston Smith

DEVELOPMENT: 412 Tiny Town Storage

PROPOSED USE: Storage/Warehouse

LOCATION: 412 Tiny Town Road

MAP: 006, 001.11 ACREAGE: 10.6 +/- CIVIL DISTRICT: 3

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6. CASE NUMBER: SR-15-2022 APPLICANT: Florim USA

AGENT: Aaron Arnold

DEVELOPMENT: Florim USA

PROPOSED USE: Manufacturing

LOCATION: 300 International Blvd.

MAP: 016, 018.04 /033, 006.04, 016.04 ACREAGE: 133.85 +/- CIVIL DISTRICT: 2 & 6

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

03/29/2022

7. CASE NUMBER: SR-16-2022 APPLICANT: Charles Jerles

AGENT: Britt Little

DEVELOPMENT: Bellamy Lane Development

PROPOSED USE: Multifamily & Retail

LOCATION: 405 Bellamy Ln

MAP: 041, 085.00 & 085.05 ACREAGE: 2.88 +/- CIVIL DISTRICT: 6

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8. CASE NUMBER: SR-17-2022 APPLICANT: Singletary Construction

AGENT: Britt Little

DEVELOPMENT: East Johnson Apartments

PROPOSED USE: Multifamily

LOCATION: 229 E Johnson Circle

MAP: 079, 040.01 ACREAGE: 5.8 +/- CIVIL DISTRICT: 12

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9. CASE NUMBER: SR-18-2022 APPLICANT: Hughes Construction Corp

AGENT: Jimmy Bagwell

DEVELOPMENT: Hughes Construction

PROPOSED USE: Contractors Office

LOCATION: US Highway 41

MAP: 011, 020.00 & 022.00 ACREAGE: 2.37 +/- CIVIL DISTRICT: 1

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

3/29/2022

10. CASE NUMBER: SR-19-2022      APPLICANT: Reda Home Builders

AGENT: Britt Little

DEVELOPMENT: Circle Hill Apartments

PROPOSED USE: Multifamily

LOCATION: Sinclair Drive

MAP: 054C, E 021.00      ACREAGE: 7.10 +/-      CIVIL DISTRICT: 7

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11. CASE NUMBER: SR-20-2022      APPLICANT: JRS Development

AGENT: Brad Weakley

DEVELOPMENT: Union Hall Multifamily

PROPOSED USE: Multifamily

LOCATION: 230 Union Hall Road

MAP: 032, 103.00, 105.00, 105.01, 105.03      ACREAGE: 4.91 +/-      CIVIL DISTRICT: 6

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12. CASE NUMBER: SR-21-2022      APPLICANT: Samaroo Development Group

AGENT: Houston Smith

DEVELOPMENT: Samaroo Apartments

PROPOSED USE: Multifamily

LOCATION: McCormick Lane

MAP: 041, 040.01      ACREAGE: 10.6 +/-      CIVIL DISTRICT: 6

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

3/29/2022

13. CASE NUMBER: AB-1-2022      APPLICANT: Bryce Powers

AGENT: None

DEVELOPMENT: Bryce Powers - Jackson Ridge Rd (formerly Fishermans Alley)

PROPOSED USE: ABANDONMENT

LOCATION: Portion of Jackson Ridge Road (formerly Fishermans Alley)

MAP: 118, within parcel 014.00      ACREAGE: 99,650 SF      CIVIL DISTRICT: 19

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**VII. OTHER BUSINESS:**

A. PLAN OF SERVICE FOR A-1-2022

B. MONTHLY PROFIT AND LOSS STATEMENT



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

### MINUTES

**Date:** JANUARY 25,2022

**Time:** 2:00 PM

#### Members Present

Richard Swift, Chairman

Bryce Powers, Vice Chairman

Wade Hadley

Thom Spigner

Stacey Streetman

Bill Kimbrough

Maria Jiminez

Larry Rocconi

#### Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

Brent Clemmons, Design Review Coordinator

Angela Latta, Planning Tech

John Spainhoward, Zoning Coordinator

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

Chris Cowan/Jerome Henderson/joe Green, City Street Dept.

Ben Browder, Clarksville Gas & Water

Jobe Moore, Clarksville Fire Department

Sergeant Norfleet, Clarksville Police Department

Mr. Swift called the meeting to order at 2:01 PM.

Pledge of Allegiance.

### **Approval of Minutes**

Mr. Swift asked for a motion for approval of the minutes from December 28, 2021 meeting. Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

### **Announcements/Deferrals**

Mr. Tyndall announced the deferral of CZ-1-2022. He also stated that S-1-2022 was withdrawn. There being no more discussion, Mr. Spigner recommended approval of deferral. The motion was seconded by Mrs. Jiminez and carried unanimously.

Mr. Swift went over the procedure for addressing The Regional Planning Commission.

### **City Zoning Cases**

**CASE NUMBER Z-1-2022** Applicant: Terrence Burney Agent: Mid State Investments LLC

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

LOCATION: Property located on the west frontage of Givens Ln., 360 +/- feet north of the Daniel St. & Givens Ln. intersection, property also fronts on east frontage of Dyce Ln.

TAX MAP: 079D PARCEL: D 030.00 ACREAGE: .54 +/-

REASON FOR REQUEST: Rezone will provide the best use of affordable single-family homes on a vacant infill area.

Mr. Spainhoward read the case and gave the staff recommendations:

#### **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.
3. No adverse environmental issues were identified relative to this request.
4. Sidewalks will be required & reviewed by the Clks. Street Dept. as part of development approval process.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there had been no formal public comments.

Shawn Burner of Mid State Investments LLC spoke in favor of the case stating he was available for any questions.

With there being no further discussion Mr. Rocconi made the motion for approval. Mrs. Streetman seconded. All others were in favor. Motion passed.

**CASE NUMBER Z-2-2022** Applicant: Bizhan Ebrahimi Agent: Bradley Jackson

REQUEST: C-1 Neighborhood Commercial District to C-2 General Commercial District

LOCATION: A portion of the property located at the southwest corner of the Woodmont Blvd. & Greenwood Ave. intersection.

TAX MAP: 079C PARCEL: E 011.00 ACREAGE: 3.03 +/-

REASON FOR REQUEST: Current zoning would allow for commercial only, not any residential component. The intent is to build some type of townhome/multi-family development. Project could include commercial component depending on feasibility research with adjoining commercial zoning and upcoming reno.

Mr. Spainhoward read the case and gave the staff recommendations:

#### APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.
3. The South Clarksville planning area has seen recent interest in redevelopment & in-fill development. The area has great linkage to the entire community through the street network & in-fill development should be encouraged for the area.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there had been no formal public comments.

Bradley Jackson spoke in favor of the case stating he was available for any questions.

Mr. Rocconi asked of Mr. Jackson what percentage is residential and what percentage is commercial.

Mr. Jackson stated that at this time we are still in the planning phases. And it will depend on the development and renovation next door.

Mr. Rocconi asked if the gas station was going to stay.

Mr. Jackson stated that they had been told it was going to be turned into a nicer gas station, if that is the case we could tie in a commercial component somewhere and if not, we could promote some multifamily townhouses to support the gas station.

Mr. Rocconi asked Mr. Spainhoward if there was a zoning issue with having a gas station next to a residential.

Mr. Spainhoward stated that not that he is aware of. He further stated that there is more than just a gas station located there.

With there being no further discussion Mr. Kimbrough made the motion for approval. Mr. Spigner seconded. Mr. Rocconi opposed and all others were in favor. Motion passed.

**CASE NUMBER Z-3-2022** Applicant: Moore Construction Co. Inc.

REQUEST: M-2 General Industrial District to C-2 General Commercial District

LOCATION: A portion of the property fronting on the southeast frontage of Wilma Rudolph Blvd., 550 +/- feet northeast of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.

TAX MAPS: 056 PARCELS: 070.00 (po) ACREAGE: .56 +/-

Reason for Request: To allow for medical office.

Mr. Spainhoward read the case and gave the staff recommendations:

#### APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The C-2 General Commercial District is more compatible with the surrounding uses than the current M-2 General Industrial District & the existing structure does not lend itself to most industrial operation facilities.
3. This area of the Wilma Rudolph corridor is an appropriate location for commercial properties & mixed-use potential.
4. Adequate infrastructure serves the site & no adverse environmental issues have been identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there had been no formal public comments.

Jimmy Bagwell, Engineer spoke in favor of the case stating that their intent is to remodel the existing building, add some paved parking around building and lease it out as a medical office.

There being no further discussion Mr. Hadley made the motion for approval. Mrs. Streetman seconded. All were in favor. Motion passed.

#### County Zoning Cases

**CASE NUMBER CZ-2-2022** Applicant: Ulrich E. Ankersoc/Lauren E. Ankersoc Agent: Matthew J. Ellis

REQUEST: AG Agricultural District to R-1 Single Family Residential District

LOCATION: Property fronting on the north frontage of Sango Rd., 1,550 +/- feet east of the Sango Rd. & S. Woodson Rd. intersection.

TAX MAP: 082 PARCEL: 093.01 (po) ACREAGE: 22.2 +/-

Reason for Request: Seeking rezoning in order to develop single family residential housing.

Mr. Spainhoward read the case and gave the staff recommendations:

#### APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.

2. The proposed R-1 Single Family Zoning classification is not out of character with the residential development trend in the area.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there have been no formal public comments.

Matthew Ellis spoke in favor of the case on behalf of the owner stating that the intent is to develop single family housing. He further stated the trend in the area is single family housing. He stated he was available for any questions.

With there being no further discussion Mr. Rocconi made the motion for approval. Mrs. Streetman seconded. All were in favor. Motion passed.

**CASE NUMBER CZ-3-2022** Applicant: Bryce Powers Agent: Billy Hughes

REQUEST: C-5 Highway and Arterial Commercial District to M-2 General Industrial District

LOCATION: Property fronting on the northeast frontage of Highway 41, 1,930 +/- feet southeast of the 41-A and Pineywoods Rd. intersection.

TAX MAP: 011 PARCEL: 020.00, 022.00 ACREAGE: 2.37 +/-

Reason for Request: To allow for contractor's office.

Mr. Spainhoward read the case and gave the staff recommendations:

#### APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request is an extension of the M-2 General Industrial District to the north.
3. The request is not out of character to the other surrounding development pattern
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there have been no formal public comments.

Jimmy Bagwell, Engineer, spoke in favor of the case stating that it will be a contractor's office. He further stated that it is a good spot with existing M-2 next door. He stated he was available for any questions.

There being no further discussion Mrs. Streetman made the motion for approval of the case. Motion was seconded by Mrs. Jiminez. Mr. Powers abstained and all others were in favor. Motion passed.

**CASE NUMBER CZ-4-2022** Applicant: Steven Kocher

REQUEST: C-5 Highway and Arterial Commercial District to AG Agricultural District

LOCATION: Property fronting on the north frontage of Woodlawn Rd., 4,570 +/- feet west of the Woodlawn Rd. & Hwy 79/Dover Rd. intersection.

TAX MAP: 052 PARCEL: 047.00 ACREAGE: 2.89 +/-

Reason for Request: Build house & workshop for personal use.

Mr. Spainhoward read the case and gave the staff recommendations:

**APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request offers the applicant the ability to construct a single family home onsite.
3. The request is not out of character to the other surrounding development pattern.
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that there had been comments from Ft. Campbell regarding the light standards and this request would be in line with those standards.

With there being no further discussion Mrs. Streetman made the motion for approval. Mr. Rocconi seconded. All were in favor. Motion passed.

**SUBDIVISION CASES:**

Mr. Tyndall stated that S-133-2021 is a deferral.

Mr. Powers made the motion for deferral of S-133-2021. Mr. Rocconi seconded. All others were in favor. Motion for deferral passed.

**CASE NUMBER: S-2-2022 (VARIANCE ONLY) Park at Oliver Farms (Cluster)**

Mr. Parker presented variance.

The applicant is requesting a variance from Section 4.1.9 Subsection 1. Of the Subdivision Regulations for the proposed "Road H" to allow a cul-de-sac length of approximately 866", which exceeds the maximum allowed of 750".

Houston Smith spoke in favor of the variance stating that TDEC brought up some issues with the wetlands and they had to make quite a few revisions. He stated the road we are asking for a variance on used to go all the way to Buck Road but that wetland kind of cut it off so now we are over the 750-foot allowance and we are asking for this variance.

With there being no further discussion Mr. Hadley made the motion for approval. Mr. Spigner seconded. All were in favor. Motion passed.

**CASE NUMBER: S-2-2022 APPLICANT:** Mark Holleman

**REQUEST:** Revised Preliminary Plat Approval of Park at Oliver Farms (Cluster)

**LOCATION:** East of adjacent to Kirkwood Road, south of and adjacent Buck Road, immediately southeast of the intersection of Buck and Kirkwood Road.

**MAP:** 034 **PARCEL:** 023.00 **ACREAGE:** 128.66 **#OF LOTS:** 276 **ZONING:** R-1 **GROWTH PLAN:** UGB

**STAFF RECOMMENDATION:** PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED. This approval recommendation is subject to variance approval.

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begin.

Houston Smith spoke in favor of the case stating he was available for any questions.

Edwin Klapp spoke in opposition of the case stating that flooding is the concern for him as well as neighbors. He believes the run off will cause flooding he asked that until an adequate drainage plan is in place he requests a delay.

Houston Smith spoke in rebuttal stating that they are aware that the storm water plan has to be reapproved for the subdivisions, we are asking for preliminary plat approval so we can get to that step.

Mr. Spigner asked where they were at the moment with TDEC.

Mr. Smith stated that we will get it back to them (TDEC) as soon as we get it redesigned.

Mr. Hadley asked if it is correct that you cannot add more water to anyone else.

Mr. Smith stated that is correct. He further stated that there will be a detention basin to slow down the water.

Mr. Tyndall asked when you get approval is it for entire subdivision or just one phase at a time.

Mr. Smith stated typically a phase at a time but since we will be draining future phases through phase one we had to design it assuming all of the phases.

With there being no further discussion Mr. Spigner made the motion for approval. Mr. Powers seconded. All were in favor. Motion passed.

#### **CASE NUMBER: S-3-2022 (VARIANCE ONLY) Ross Farms (Cluster)**

Mr. Parker presented variance.

The applicant is requesting a variance from Section 4.1.2 Subsection 10.C. of the Subdivision Regulations to allow for one (1) road outlet (and the use of an existing stub road) to the arterial and collector system instead of the required four (4) outlets.

Mr. Parker stated that there were approximately 30 emails received in opposition and were in the Commissioners packet.

There was time given for review of aforementioned emails.

Vernon Weakley, Engineer for Bert Singletary, developer on this tract spoke in favor of the variance stating that in a meeting with Mr. Tyndall, Street Department, Fire Department, developer, and engineers we came up with a plan to design a collector road to take care of the requirement in the subdivision regulations, so if we have this collector road that ties to the existing subdivision back out to Dunbar Cave Road it gives Powell Road residents a second way to get out in case of wreck, tree falls, whatever. He further stated it also connects a collector to a collector, which is unique and seldom happens. He stated that the Street Department is the one who decides what road is a collector not the Planning Commission. He stated that the street department agreed with us that this is a collector, which in his 36 years of coming before this board is the only way to get a collector named a collector, is through the Street Department and we met that. He stated that this means they have met requirements. He further stated that Murfreesboro has a Collector Ordinance and we meet their requirement. He stated we qualify for the process Clarksville has today and that you should look through our own requirements and come up with a new ordinance and get it approved through the process but that will affect future subdivisions. He stated this road is way beyond any collector road Clarksville has and this is why this variance should not be required.

Mrs. Streetman asked how many driveways or lots are connected to what is being called a collector road.

Mr. Weakley stated that there will be a lot every 56 feet. He stated that the access ordinance that we have in City of Clarksville on collector roads has absolutely zero restrictions on driveways.

Mr. Powers read from the Ordinance 107-2005-06 Section IV, Item one, subsection b, Item 4 "For residential uses, access to local collector roads shall be from an internal local road if local road exists." There was discussion about the Ordinance and how it is interpreted.

Mr. Tyndall gave his count of amount of lots that front just this road, and he may be off by one or two but he counted 163.

Britt Little spoke in favor of the case giving the Commission a handout from Murfreesboro. He stated that the handout was given because The City of Clarksville does not have a design standard for collector roads only sub collector roads. He stated that in a meeting with the Street Department, Planning, Fire Department and we came up with a road that has two twelve-foot travel lanes and striped shoulder or bike lane that is an additional four feet on each side. He stated that they also provide a 40% increase in setbacks for more parking to get vehicles off the street. He proceeded to go through the Murfreesboro handout and how they met their standards.

Mrs. Jiminez asked have you took into consideration that there will be approximately 1,880 vehicles on that road.

Mr. Little stated that it would be less than that, that when we do trip generation it is closer to 700 vehicles.

Mrs. Streetman asked what is your analysis of the effect of the traffic on Powell Road which is already a narrow road.

Mr. Little stated that before this road is continued and tied in he does not see it used as a cut through road. He explained that you would have to make a lot of turns to use this road. He stated that he believed that people would use the wider road they are proposing.

Mrs. Streetman asked why would you not want to go another route to not face less driveways without a school zone.

Mr. Little stated he doesn't think it would be encouraged to drive the road because on our road there will be less on street parking.

Mrs. Streetman and Mr. Little continued to discuss the different routes that vehicles could take.

Mr. Spigner asked what does Murfreesboro say about on street parking.

Mr. Little stated that it does not say and that he did not have time to look into the zoning ordinance because they only realized they needed this variance yesterday.

There was more discussion about on street parking.

Mr. Powers stated he appreciated the Murfreesboro handout and asked what he considers the ADT range for this road. He stated that the Murfreesboro handout shows an ADT maximum of 3,000.

Mr. Little stated that the ADT will be above 3,000 closer to Dunbar Cave but also a section that would be under that.

Mr. Powers stated that at 900 lots at 6 trips a day you are possibly looking at 5,400. You could possibly double their (Murfreesboro) range for Residential Collector and if you want to use this to analyze then you need to step up a level to meet the ADT.

There was more discussion about the range of ADT and which one matches the ADT for this road.

Pam Klomfas spoke in opposition of the case stating that Powell is not 12 feet wide, it is ten feet at the most. She spoke of safety being a concern and that Powell Road could be shut down at times. She stated that with 900 homes there should be four accesses. She further stated that we can not handle the traffic on Powell Road now and you want to put more traffic on it. She further stated her concerns that there would be cut through traffic. She stated that she has not done a study she just lives it every day.

Mark Augustini spoke in opposition of the case stating he did not know what we are talking about in Murfreesboro, we are not Murfreesboro, he invested in this community. He stated that he feels the simple solution seems to be less homes. He stated that the traffic cutting through does not depend on turns, it depends on time. He further stated the road cannot handle any more. He asked please do not turn this into Murfreesboro this is Clarksville.

Anthony Nelson spoke in opposition of the case stating that he lives fifty feet from the new road coming out. He stated that he has a fifty-foot right-of-way that he would like moved to back of the property. He further stated there is no sewer on Dunbar Cave Road.

Valerie Williams spoke in opposition of the case stating that safety is a concern especially for the children. She stated that the schools are overcrowded and bus drivers are short staffed and buses run late in morning and afternoon. She further stated the schools need to come before the homes. She stated that people will park on the street even if prohibited.

Chris Cowan of Clarksville Street Department came forward to answer any questions.

Mr. Kimbrough asked does this collector road meet all criteria for collector road.

Mr. Cowan stated that it is not written in the standards in the subdivision regulations, it is not written anywhere. He stated that he did sit down with the Regional Planning Commission staff and try to come up with what we felt like was the best way to accommodate creating a collector road instead of just a local or subdivision road. He stated that the biggest problem is on street parking so the setbacks helped with the parking. He stated that any kind of restriction on parking has to go through the Parking Commission so it would a step needed to be taken to restrict the on-street parking.

Mrs. Streetman asked about the precedent being set. She stated if we do this one this way, what keeps another from coming after to do the same.

There was discussion on details that may be missing and perhaps a deferral is in order.

Mr. Tyndall brought up the point that one of the criteria that may be missing is the lot width or driveway access.

With there being no further discussion Mr. Powers made the motion to defer the variance and case S-3-2022 until the February 2022 Regional Planning Commission meeting to give time for the Street Department, Planning Commission, and Engineer to work on cross section, access points, and actual ADT. Mrs. Jiminez seconded. Mr. Rocconi asked how long the case could be deferred. Mr. Tyndall stated that by state law an action must happen within 60 days but if there was a deferral requested from the floor at the sixty days it could be deferred again. With no further discussion the vote was taken and all were in favor except Mrs. Streetman and motion to defer variance and case to February Regional Planning Commission meeting passed.

#### **SITE REVIEW CASES:**

Mr. Tyndall read through the consent agenda cases.

**CASE NUMBER: SR-1-2022** APPLICANT: John Hadley AGENT: Cal Burchett

DEVELOPMENT: 11 South (Changed from Hadley Condos) PROPOSED USE: Multifamily LOCATION: Sango road MAP: 063, 069.00 (po) ACREAGE: 10.46

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval of a landscape plan.
4. HOA submitted and recorded.

**CASE NUMBER: SR-2-2022** APPLICANT: Todd Morris AGENT: Houston Smith

DEVELOPMENT: Chalet Manor PROPOSED USE: Multifamily

LOCATION: Ziva Lane and Palmer Drive MAP: 032, 030.01 ACREAGE: 12.66

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of grading permit by the City Street Department.

With there being no further discussion Mr. Spigner made the motion to approve the consent agenda. Mr. Kimbrough seconded. Mr. Powers abstained from SR-1-2022 all others were in favor and motion passed.

#### **OTHER BUSINESS:**

##### **A. MONTHLY PROFIT AND LOSS STATEMENT**

Mr. Tyndall presented the monthly P & L statement.

With there being no further discussion Mr. Kimbrough made the motion for approval of appeal. Mrs. Jiminez seconded and all were in favor. Motion passed.

#### **B. AUDIT PRESENTATION**

Deferred until February meeting.

#### **C. ROAD NAME CHANGE**

Fishermans Alley to Jackson Ridge Road

Mr. Spigner made the motion for approval. Mr. Kimbrough seconded. Mr. Powers abstained. All others were in favor and motion passed.

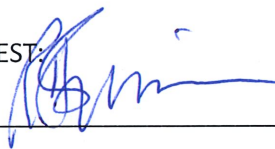
#### **D. ELECTION OF OFFICERS**

Mr. Kimbrough made the nomination for Richard Swift as Chairman. Seconded by Mrs. Streetman. With there being no other nominations vote was taken and all were in favor. Motion passed.

Mr. Powers made the nomination Thom Spigner for Vice Chairman. Seconded by Mr. Hadley. With there being no other nominations, a vote was taken and all were in favor. Motion passed.

The meeting was adjourned at 3:54 PM

ATTEST:

A handwritten signature in blue ink, appearing to read 'Richard Swift', is written over a horizontal line.

Richard Swift, Chairman