

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

December 28, 2021

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: 11/23/2021

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/30/2021 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/6/2022 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/3/2022 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 1/10/2022 - 6:00 P.M.**

1. CASE NUMBER: Z-79-2021 APPLICANT(S): Ben Kimbrough Ringgold Mills Properties LLC
(R.E. Durrett III) Agent: Bert Singletary

REQUEST: C-5 Highway & Arterial Commercial District / R-2 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Leonard Dr. & north frontage of Millswood Dr., 445 +/-
feet east of the Ft. Campbell Blvd. & Millswood Dr. intersection.

TAX MAP(S): 030J PARCEL #: C 001.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To develop a Multi-family project

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 18.32

2. CASE NUMBER: Z-80-2021 APPLICANT(S): Hunter Winn Cody Heggie

REQUEST: R-2 Single-Family Residential District
to R-6 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Via Dr., 345 +/- feet west of the Via Dr. & Garden Ter.
intersection.

TAX MAP(S): 080K PARCEL #: A 030.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: None given

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.14

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

3. CASE NUMBER: Z-81-2021 APPLICANT(S): Clarkland AGENT: Bert Singletary

REQUEST: O-1 Office District

to R-4 Multiple-Family Residential District

LOCATION: Two lots located south of the Professional Park Dr. & Stowe Ct. intersection.

TAX MAP(S): 040G PARCEL #: A 014.00 A 015.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: The land use change would allow for multi-family development which is consistent with the adjoining property to the west. The multi-family use would also provide a buffer between the office use to the north and the single family residential property to the south.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 4.41

4. CASE NUMBER: Z-82-2021 APPLICANT(S): Johnathan Blick Shaun Robertson

AGENT: Johnathan Blick

REQUEST: R-2 Single-Family Residential District

to C-2 General Commercial District

LOCATION: Three parcels located at the southeast corner of the Liberty Pkwy. & Delmar Dr. intersection.

TAX MAP(S): 065 P PARCEL #: D 001.00, D 002.00. D 035.02 CIVIL DISTRICT: 12

REASON FOR REQUEST: To mirror neighboring properties for future commercial development.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 0.96

5. CASE NUMBER: Z-83-2021 APPLICANT(S): Johnathan Blick

REQUEST: R-2 Single-Family Residential District

to R-2D Two-Family Residential District

LOCATION: A tract of land located at the northern terminus of Sycamore Dr.

TAX MAP(S): 079B PARCEL #: D 018.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To build a duplex at the end of Sycamore Dr.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 3.05

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

6. CASE NUMBER: Z-84-2021 APPLICANT(S): Blick Homes, LLC

REQUEST: R-3 Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the eastern right of way margin of Cave St. at the northern terminus of Cave St.

TAX MAP(S): 054E PARCEL #: B 050.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To extend the current zoning to provide a multi-family development

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.24

7. CASE NUMBER: Z-85-2021 APPLICANT(S): BBMH Investments

REQUEST: R-3 Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Two parcels fronting on the eastern right of way margin of Cedar Ct., 815 +/- feet south of the Cedar Ct. & Herning Dr. intersection.

TAX MAP(S): 054L PARCEL #: A 001.00 A 002.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To extend the current zoning to provide a multi-family infill development

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.78

8. CASE NUMBER: Z-86 -2021 APPLICANT(S): JRS Development AGENT: Rex Hawkins

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Parcels located at the southwest corner of the Needmore Rd. & Union Hall Rd. intersection.

TAX MAP(S): 032 PARCEL #: 103.00 105.00 105.01 105.02 CIVIL DISTRICT: 6

REASON FOR REQUEST: R-4 is an extension of an adjacent zoning and would provide the community with affordable multi-family housing

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 4.91

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

9. CASE NUMBER: CZ-33-2021 APPLICANT(S): Jolie Bunks GP AGENT: Stanley Ross

REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west right of way margin of Excell Rd., 450 +/- feet south of the Excell Rd. & Old Excell Rd. intersection.

TAX MAP(S): 081 PARCEL #: 129.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To extend existing R-4 zoning from the south in order to build a similar multi-family project.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.26

10. CASE NUMBER: CZ-34-2021 APPLICANT(S): James Black AGENT: Weakley Brothers Montgomery
Turner, Sr.

REQUEST: AG Agricultural District
to C-1 Neighborhood Commercial District

LOCATION: Property fronting on the south right of way margin of SR Highway 13, 300 +/- feet west of the SR Highway 13 & Baggett Hollow Rd. intersection.

TAX MAP(S): 142 PARCEL #: 087.01 CIVIL DISTRICT: 20

REASON FOR REQUEST: Extend the existing C-1 zoning to accommodate a new Dollar General

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.2 +/-

11. CASE NUMBER: CZ-35-2021 APPLICANT(S): Evan Ellis

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: Property fronting on the north right of way margin of Harris Cir., 570 +/- feet east of the Harris Cir. & Benton Ridge Rd. intersection.

TAX MAP(S): 120 PARCEL #: 009.01 CIVIL DISTRICT: 19

REASON FOR REQUEST: Due to the contours & lay of the land , I'm wanting to get the current acreage of the property to proper zoning. I will build a single family home for myself.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.03

V. SUBDIVISIONS:

VARIANCE(S) REQUESTED

This section, subdivision variance requests only. Subdivision cases will be heard on a consent agenda in the following section.

1) CASE NUMBER: S-133-2021 (VARIANCE ONLY)

APPLICANT/OWNER: HAYES AND ASSOCIATES

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.

VARIANCE(S) REQUESTED: The applicant is requesting a variance from Section 4.4. Subsection 1. of the Subdivision Regulations for Lots 10 & 11. This section states “The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.” See the file or the Commissioners packet for the complete variance request.

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:

V. SUBDIVISIONS:

1. CASE NUMBER: S-131-2021 APPLICANT/OWNER: MAIN STREET INVESTMENTS

REQUEST: Preliminary Plat Approval of WINDHAM COURT (Cluster)

LOCATION: North of Ashland City Road, end of Windham Road

MAP: 088 PARCEL: 004.03 ACREAGE: 7.9

OF LOTS: 21 CIVIL DISTRICT(S): 11

ZONING: R-2A GROWTH PLAN CITY

2. CASE NUMBER: S-132-2021 APPLICANT/OWNER: CHRIS BLACKWELL

REQUEST: Preliminary Plat Approval of HONEYCOMB HEIGHTS

LOCATION: East of and adjacent to Old Russellville Pike, south of Hickory Trace Road, approximately 180 feet south of the intersection of Old Russellville Pike and Hickory Trace Road.

MAP: 041 PARCEL: 080.00, 081.00, 082.00 ACREAGE: 4.57

OF LOTS: 30 CIVIL DISTRICT(S): 6

ZONING: R-6 GROWTH PLAN CITY

3. 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

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:

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

1. CASE NUMBER: SR-72-2021 APPLICANT: Powers & Atkins LLC

AGENT: Jimmy Bagwell

DEVELOPMENT: Richardson Street Townhomes

PROPOSED USE: Multifamily

LOCATION: 711 Richardson Street

MAP: 066M D 004.01 ACREAGE: 2.44 CIVIL DISTRICT: 12

2. CASE NUMBER: SR-73-2021 APPLICANT: Todd Morris

AGENT: Houston Smith

DEVELOPMENT: 680 Peachers Mill Road Apartments

PROPOSED USE: Multifamily

LOCATION: Peachers Mill Road

MAP: 043M E 046.00 ACREAGE: 12.94 CIVIL DISTRICT: 7

3. CASE NUMBER: SR-74-2021 APPLICANT: VSRK Properties LLC

AGENT: Cal Burchett

DEVELOPMENT: Tiny Town Commons

PROPOSED USE: Retail and Multifamily

LOCATION: 1074 Tiny Town Road

MAP: 006, 041.02 ACREAGE: CIVIL DISTRICT: 3

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

12/28/2021

4. CASE NUMBER: SR-75-2021 APPLICANT: Darnell Construction

AGENT: Cal Burchett

DEVELOPMENT: Martin Place

PROPOSED USE: Multifamily

LOCATION: 919 Martin St.

MAP: 079C C 042.00 ACREAGE: 2.26 CIVIL DISTRICT: 12

5. CASE NUMBER: SR-76-2021 APPLICANT: Eric Huneycutt

AGENT: Cal Burchett

DEVELOPMENT: Garnet Village Condos

PROPOSED USE: Multifamily

LOCATION: Huntco Drive

MAP: 063, 043.07, 040.07 ACREAGE: 11.06 CIVIL DISTRICT: 11

6. CASE NUMBER: AB-5-2021 APPLICANT: Syd Hedrick

DEVELOPMENT: Syd Hedrick

PROPOSED USE: ABANDONMENT

LOCATION: North of Woodmont Blvd, northeast of Old Woodmont Blvd

MAP: 079C-C, north of 20.00 - 28.00, south of 019.00, 033.00, 036.01 ACREAGE: 0.26

CIVIL DISTRICT: 12

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

12/28/2021

7. CASE NUMBER: AB-6-2021 APPLICANT: Montgomery County

AGENT: Jeff Bryant

DEVELOPMENT: Montgomery County Highway Department

PROPOSED USE: ABANDONMENT

LOCATION: Portion of Shelton Ferry Road, south of Lock B Rd, west of the Cumberland River

MAP: 130, 6.00, 9.01, 11.00;145, 1.00-3.00, 24.00, 14.00 ACREAGE: 10.10 CIVIL DISTRICT: 16

VII. OTHER BUSINESS:

- A. LANDSCAPE APPEAL L-67-2020
- B. ADOPT 2022 CALENDAR REVISIONS
- C. MONTHLY PROFIT AND LOSS STATEMENT
- D. SUBDIVISION REGULATIONS UPDATE



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

December 21, 2021

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, December 28, 2021**. The Zoning Review Meeting will be held on Wednesday, December 22, 2021, at 8:30 a.m., in the RPC Conference Room.

Enclosed are the approved minutes of the meeting conducted October 26, 2021, and an agenda for the Tuesday, December 28, 2021, meeting.

We are looking forward to seeing you on Tuesday.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. 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

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: OCTOBER 26, 2021

Time: 2:00 PM

Members Present

Bryce Powers, Vice Chairman

Stacey Streetman

Thom Spigner

Wade Hadley

Bill Kimbrough

Larry Rocconi

Maria Jiminez

Michael Long

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

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

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

Jeff Bryant, County Highway Department

J. Burton, Clarksville Police Department

Mr. Powers called the meeting to order at 2:00 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Powers asked for a motion for approval of the minutes from the September 28, 2021 meeting. Mrs. Streetman moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the withdrawal of Z-42-2021.

Mr. Tyndall announced the deferrals which include Z-64-2021, S-79-20212, S-111-2021, and S-114-2021. There being no more discussion, Mr. Rocconi recommended approval of deferrals. The motion was seconded by Mr. Long and carried unanimously.

Mr. Powers went over the procedure for addressing the Regional Planning Commission.

City Zoning Cases

CASE NUMBER Z-56-2021 Applicant: Sandra Sims

REQUEST: R-1 Single-Family Residential District to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the north/west frontage of Edmondson Ferry Rd., 365+/- feet north of the Hawkins Rd. & Edmondson Ferry Rd. intersection.

TAX MAP:079K PARCEL: B 027.00, B 028.01 ACREAGE: 2.5 +/-

REASON FOR REQUEST: To develop 16 +/- townhomes.

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

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The proposed request is out of character with the surrounding development pattern.
3. The road frontage/access for the property has encumbered sight distance & it is not recommended to increase density under the present conditions.
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 10/25/2021 there have been no formal comments.

Brian Bryant spoke in favor the case stating that the property is not in close proximity to multi-family but it does lead to multi-family and over time he believes there will be more multi-family.

Mr. Powers asked about the sight distance issues. Mr. Bryant stated that it had been turned in by Mr. Bagwell last week.

Mr. Spigner asked if we (Staff and Commission) have something from the civil designer. Mr. Spainhoward stated it had been received and proceeded to read the email. "The property is located on the NW side of Edmondson Ferry Road, totals approximately 2.4 acres, and is identified as parcels 79K-B-27.00 and 79K-B-28.01. The entrance to the property is located 385' north of the intersection of Hawkins Road and Edmondson Ferry Road, and 2,800' south of 41-A By-pass. Edmondson Ferry Road is classified as an urban collector and the posted speed limit is 30 mph. The AASHTO "Policy on Geometric Design of Highways and Streets" recommends a minimum stopping sight distance of 200' for 30 mph design speed and recommends a minimum stopping sight distance of 250' for a 35 mph design speed. The subject property has 92' of road frontage on Edmondson Ferry Road. From the entrance to the property sight distance was measured in both directions. Looking to the south, toward Hawkins Road, the sight distance was measured to be 385'. The intersection at Hawkins Road is easily visible. Looking NE, toward 41-A By-pass, the sight distance was measured at 190'."

Mr. Kimbrough asked if there were any comments from the street department besides the sight distance. Mr. Cowan came forward and stated that they had standard comments that the drainage would be evaluated at the plan process stage. He stated from the sight standpoint it would have to meet all requirements during our permitting process.

There being no more discussion, Mr. Hadley made motion to recommend disapproval. The motion was seconded by Mrs. Streetman. Mr. Rocconi voted nay and all others were in favor. Motion for disapproval passed.

CASE NUMBER Z-62-2021 Applicant: John & James Clark

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

LOCATION: A tract fronting on the north frontage of E. Boy Scout Rd., 1,450 +/- feet west of the E Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd., 2,025 +/- feet west of the E Boy Scout Rd. & Needmore Rd. intersection.

TAX MAP: 018 PARCEL: 023.00, 023.02 ACREAGE: 12.23 +/-

Reason for Request: For development of multi-family units in a growth area to meet housing needs.

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-4 Multiple Family Residential Zoning District & R-1 Single Family District is not out of character with the existing development pattern along E. Boy Scout Road.
3. The Clarksville Street Department & submitted Traffic Assessment indicates roadway improvements, including widening a portion of E. Boy Scout Rd. will be required at the development stage of the project.
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 10/25/2021 there have been no formal public comments.

Calvin Ligon spoke in favor of the case stating he was available for any questions.

There being no further discussion Mr. Hadley made the motion for approval and Mr. Kimbrough seconded. Mr. Long abstained and Mr. Rocconi voted nay. All others were in favor. Motion passed.

CASE NUMBER Z-63-2021 Applicant: Spencer Patrick Johnson Sherry S Johnson

REQUEST: R-1 Single-Family Residential District to R-4 Multiple -Family Residential District

LOCATION: Property fronting on the west frontage of Peachers Mill Rd. south of the Peachers Mill Rd. & Pollard Rd. intersection.

TAX MAP: 043M PARCEL: E 046.00 ACREAGE: 13.8 +/-

Reason for Request: For a multifamily development to meet current needs.

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-4 Multi-Family residential District is not out of character with the existing development pattern along the Peachers Mill corridor.
3. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.
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 10/25/2021 there had been no formal public comments.

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

Jim Richardson spoke in concern of the case stating that he owned the property just north of the development and he believed there would be drainage issues.

Houston Smith spoke in rebuttal stating that the slope would be cut down and they plan to send the water to a central basin to the south.

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

CASE NUMBER Z-65-2021 Applicant: Michael Young

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

LOCATION: Property located north of Martin Luther King Blvd., west of Huntco Dr. & east of Vaughan Rd.

TAX MAP: 063 PARCEL: D 040.07, 043.07 ACREAGE: 11.06 +/-

Reason for Request: Provide a mixed-use development.

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 area of the request is on the fringe of the established C-4 Highway interchange district with limited visibility from Martin Luther King, Jr. Parkway. The C-2 General Commercial District provides the opportunity for Mixed-Use development potential in an area where goods & services are readily available.
3. 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.
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 10/25/2021 there have been no formal public comments.

Wayne Wilkinson spoke in favor of the case stating that he believes this will be a more appropriate zoning. He further stated he was available for any questions.

Mr. Rocconi asked what is the proposed percentage breakdown between commercial and multi-family. Mr. Wilkinson stated that he did not believe the engineering had been done on that yet. Mr. Rocconi asked if there was an intention to be all commercial or is it all to be multi-family. Mr. Wilkinson stated to his knowledge it is intended to be mixed use.

There being no further discussion Mr. Kimbrough made the motion for approval with Mr. Long seconded and Mr. Rocconi voted nay. All others were in favor. Motion passed.

CASE NUMBER Z-66-2021 Applicant: 2114 Holdings LLC

REQUEST: C-5 Highway & Arterial Commercial District to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Crossland Ave., 175 +/- feet west of the Crossland Ave. & Robert S. Brown intersection.

TAX MAP: 080A PARCEL: D 003.00 ACREAGE: 1.03 +/-

Reason for Request: to provide a mixed-use development.

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. 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 10/25/2021 there have been no formal public comments.

Cal Burchett spoke in favor of the case stating it is intended to be mixed use, strip center on bottom and apartments on top. He further stated he was available for any questions.

There being no further discussion Mr. Rocconi made the motion to approve and Mr. Spigner seconded. All were in favor. Motion passed.

CASE NUMBER Z-67-2021 Applicant: Anthony Q. Johnson

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

LOCATION: Property fronting on the west frontage of Leonard Dr. & north frontage of Millswood Dr., 445 +/- feet east of the Ft. Campbell Blvd. & Millswood Dr. intersection.

TAX MAP: 079D PARCEL: c 034.00 ACREAGE: .25 +/-

Reason for Request: To construct 2 single family dwelling

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. Adequate infrastructure will serve the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required as part of the development as required per R-6 Single Family Zoning.
4. No adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 10/25/2021 there have been no formal public comments.

There being no further discussion Mrs. Streetman made the motion for approval. The motion was seconded by Mrs. Jiminez. All others were in favor. Motion passed.

CASE NUMBER Z-68-2021 Applicant: Black Hawk Land Development

REQUEST: C-5 Highway & Arterial Commercial District to R-2 Single-Family Residential

LOCATION: Portion of property east of Peachers Mill Rd. & south of W. Boy Scout Rd.

TAX MAP: 018 PARCEL: 035.11 ACREAGE: 5.65 +/-

Reason for Request: Down zone from C-5 to R-2 continuing current zoning

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

APPROVA:

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. This R-2 Single Family Residential Zoning request adjusts the zoning line to meet the subdivision development plan for this tract.
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 10/25/2021 there have been no formal public comments.

Britt Little spoke in favor of the case stating that this was within a preliminary plat and this would get it out of a commercial zone. He further stated he was available for any questions.

There being no further discussion Mr. Spigner made the motion for deferral with Mr. Hadley second. All were in favor. Motion passed.

CASE NUMBER Z-69-2021 Applicant: King Properties

REQUEST: R-1 Single-Family Residential District to R-4 Multiple Family Residential District

LOCATION: Property fronting on the north frontage of Notgrass Rd., 220 +/- feet west of the Notgrass Rd. & Arbor St. intersection.

TAX MAP: 006P PARCEL: A 009.00, A 008.00 ACREAGE: .71 +/-

Reason for Request: Continuation of current zoning.

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 existing R-4 Multiple-Family Residential District.
3. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.
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 10/25/2021, there have been no formal public comments.

Britt Little spoke in favor of the case stating he was available for any questions.

Mr. Powers asked if the intent was to build multi-family. Mr. Little stated yes.

There being no further discussion Mr. Long made the motion to approve and Mrs. Streetman seconded. Mr. Rocconi abstained. All others were in favor. Motion passed.

CASE NUMBER Z-70-2021 Applicant: KMG Properties

REQUEST: R-1 Single-Family Residential District to R-4 Multiple-Family Residential District

LOCATION: A parcel of land located north of the Notgrass Rd. & Copeland Rd. intersection.

TAX MAP: 005M PARCEL: A 012.00 ACREAGE: .25 +/-

Reason for Request: Continuing zoning.

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 existing R-4 Multiple-Family Residential District.
3. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.
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 10/25/2021 there have been no formal public comments.

Britt Little spoke in favor of case stating he was available for any questions.

There being no further discussion Mr. Hadley made the motion to approve and Mrs. Jiminez seconded. Mr. Rocconi abstained. All others were in favor. Motion passed.

County Zoning Cases

CASE NUMBER CZ-28-2021 Applicant: Real Property Holdings, Inc.

REQUEST: AG Agricultural District to R-2D Two-Family Residential District

LOCATION: Property fronting on the west frontage of Hornbuckle Rd. west of the Hornbuckle Rd. & Larson Ln. intersection.

TAX MAP: 063PARCEL: 007.06 (PO) ACREAGE: 3.62 +/-

Reason for Request:

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

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The proposed request appears to be out of character with the surrounding development pattern & is separated from the node of similar & more intense uses that exist on the southern portion of Hornbuckle Road.
3. 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 10/25/2021 there have been no formal public comments. He further stated that the applicant wished to defer.

Deon Burke spoke in favor of the case stating he wished to move forward with case. He stated that this request is for a buffer to the property from the adjoining use which is a flea market, food trucks and such. He stated that he supports small business but he would like the Commission to help buffer. He stated that he wished to build senior citizen, handicap townhomes. He stated he was not proposing 13 homes. He proceeded to show the commission the design board. He stated it was a proposal of three units, six residents. He further stated that this could in no way be apartments.

Mr. Hadley stated that this could not be conditional zoning. Mr. Spainhoward stated that the R2-D zoning is single family and duplexes.

There was discussion about access, restrictions, uses, and the property that the applicant felt the need for buffering from zone change application property.

There being no further discussion, Mr. Rocconi made the motion to recommend approval. The motion was seconded by Mr. Long and all were in favor. Motion passed.

CASE NUMBER CZ-29-2021 Applicant: Ralph D Bellamy

REQUEST: AG Agricultural District to M-2 General Industrial District

LOCATION: Property fronting on the southeast frontage of Guthrie Highway, 2,910 +/- feet southwest of the Guthrie Highway & Hampton Station Rd. intersection.

TAX MAP: 016 PARCEL: 007.00, 007.01 ACREAGE: 199.4 +/-

Reason for Request: For potential industrial development & match the surrounding zoning

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 existing M-2 General Industrial District to the east, west & south.
3. The proposal will permit the possible expansion of an established industrial park in an area identified in the adopted Land Use Plan & Land Use Opinion Map.
4. No adverse environmental issues were identified relative to this request & adequate infrastructure will serve the site.

Mr. Spainhoward stated that as of 4:30 PM 10/25/2021 there had been no formal public comments.

Chris Goodman spoke in favor of the case stating he was available for any questions.

There being no further discussion Mr. Rocconi made the motion to approve. The motion was seconded by Mr. Long and all were in favor. Motion passed.

CASE NUMBER CZ-30-2021 Applicant: Ary Kim

REQUEST: R-1 Single-Family Residential District to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Rollow Ln., 1,785 +/- feet north of the Rossvie Rd. & Rollow Ln. intersection.

TAX MAP: 039 PARCEL: 022.00 ACREAGE: 1.6

Reason for Request: The current zoning is for single family housing. We are trying to utilize the property for multiple-family 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 request is an extension of the existing R-4 Multiple Family Residential District.
3. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.
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 10/25/2021 there had been no formal public comments.

There being no further discussion Mr. Hadley made the motion to approve. The motion was seconded by Mrs. Streetman and all were in favor. Motion passed.

SUBDIVISION CASES:

Mr. Parker presented the consent agenda.

CASE NUMBER: S-102-2021 APPLICANT: Richard Davis

REQUEST: Preliminary Plat Approval of Richard Davis Property Palmyra Road Lots 1-7

LOCATION: South of and adjacent to Hwy 149, north of and adjacent to Palmyra Road, approximately 550 feet southwest of the intersection of Ussery Road South and Palmyra Road.

MAP: 100 PARCEL 128.00 ACREAGE: 16.88 # OF LOTS: 7 ZONING: AG GROWTH PLAN: RA

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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 begins.

CASE NUMBER: S-112-2021 APPLICANT: Johnny Piper

REQUEST: Preliminary Plat Approval of Cave Springs (Previously Cave Springs Road)

LOCATION: South of and adjacent to Cave Springs Road, approximately 175 feet east of the intersection of Danko Lane and Cave Springs Road.

MAP: 054E PARCEL: A 005.00 (po) ACREAGE: 4.2 # OF LOTS: 13 ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling or other disturbance of the

natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.

3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on the site, as per City of Clarksville Driveway Access Ordinance.

CASE NUMBER: S-113-2021 APPLICANT: Reda Home Builders

REQUEST: Preliminary Plat Approval of Sycamore Hill Section 2 (cluster) and Sycamore Hill section 3

LOCATION: North of Lafayette Road, north of and adjacent to the current terminus of Sycamore Hill Drive, east of and adjacent to the current terminus of Dewberry Road.

MAP: 029 PARCEL: 002.00 & 070.00 ACREAGE: 32.18 # OF LOTS: 43 ZONING:AG/ R-1 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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 begins.

There being no further discussion Mr. Rocconi made the motion to approve as presented with Mr. Long second. All were in favor and motion passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-62-2021 APPLICANT: BJ Properties AGENT: Cal Burchett DEVELOPMENT: West Fork Crossing Phase II PROPOSED USE: Leasing Office/Self Storage/Warehouse LOCATION: 2160 Ft. Campbell Blvd. MAP: 019, 017.00 ACREAGE: 2.07

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 from the Fire Department.
4. Minor plat completed.
5. Approval of a landscape buffer plan.

CASE NUMBER: SR-63-2021 APPLICANT: Millan Enterprises AGENT: Cal Burchett

DEVELOPMENT: Millan Retail PROPOSED USE: Retail

LOCATION: 2720 Highway 41A South (110 Excell Road) MAP: 081, 125.00 ACREAGE: 2.23

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 from the Common Design Review Board.
4. Approval of a landscape plan.

CASE NUMBER: SR-64-2021 APPLICANT: BJ Properties AGENT: Cal Burchett
DEVELOPMENT: West Creek Farms Commercial Lot 1 PROPOSED USE: Multifamily
LOCATION: 2186 Peachers Mill Road MAP: 0181, A 005.00 ACREAGE: 1.79

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.

There being no further discussion Mr. Spigner made the motion to approve as presented with Mr. Hadley second. All were in favor and motion passed.

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

Mrs. Streetman made the motion to approve with Mr. Rocconi second. All were in favor. Motion passed.

Mr. Tyndall stated that the Subdivision Regulations should be available for review next month. He stated that the next Planning Commission meeting will be November 23, 2021 at 2:00 PM.

The meeting was adjourned at 3:00 PM

ATTEST:



Richard Swift, Chair