

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

July 27, 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: 6/22/2021 & 7/14/2021 SPECIAL CALLED MEETING

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/29/2021 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/5/2021 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/2/2021 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 8/9/2021 - 6:00 P.M.

1. CASE NUMBER: Z-34-2021 APPLICANT(S): Reda Home Builders

REQUEST: R-1 Single-Family Residential District

to C-2 General Commercial District

LOCATION: Property located on the north frontage of Madison Street, 1.06- +/- feet west of the Madison St. & Tanglewood Dr. intersection.

TAX MAP(S): 065P PARCEL #: D 020.00, D 019.00 D 018.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To match zoning of properties in the area.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9

2. CASE NUMBER: Z-35-2021 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Located southeast of the Twin Rivers Rd. and Nolen Rd. intersection.

TAX MAP(S): 055 PARCEL #: 033.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Rezoning to build condos to sell individually with an HOA to insure proper property maintenance and management.

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

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

3. CASE NUMBER: Z-36-2021 APPLICANT(S): Lynda Ann Holt Conner AGENT: Stanley Ross, Harvill Ross PLLC
REQUEST: C-5 Highway & Arterial Commercial District / R-1 Single-Family Residential District
to R-5 Residential District
LOCATION: Property fronting on the north frontage of Wilson Rd., 2,370 +/- feet west of the Wilson Rd. & Old Farmers Rd. intersection.
TAX MAP(S): 081 PARCEL #: 039.00 CIVIL DISTRICT: 11
REASON FOR REQUEST: To provide an appropriate transition between arterial C-5, R-ZA, & O-1 being utilized as multi-family . Further, to bring existing C-5 into conforming zoning. A townhome development planned with common space and an HOA.
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 10

4. CASE NUMBER: Z-37-2021 APPLICANT(S): Krueckberg LLC AGENT: Stanley Ross, Harvill Ross , PLLC
REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District
LOCATION: Property fronting on the south frontage of Highway 76, 330 +/- feet east of the Highway 76 & Little Hope Rd. intersection.
TAX MAP(S): 063 PARCEL #: 063.00 CIVIL DISTRICT: 11
REASON FOR REQUEST: Luxury Townhome Development
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10
5. ***** CASE
NUMBER: Z-38-2021 APPLICANT(S): Bret And Patricia Logan AGENT: Tiffany McKeethen
REQUEST: AG Agricultural District
to R-1 Single-Family Residential District
LOCATION: Property located north of Peterson Ln., 1,300 +/- feet west of the Peterson Ln. & Old Trenton Rd. intersection.
TAX MAP(S): 042 PARCEL #: 016.01 055 016.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: Property is under contract for sale, contract is contingent on property being rezoned.
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9

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

6. CASE NUMBER: Z-39-2021 APPLICANT(S): SDRA Holdings, LLC ALLEN MOSER, MANAGER
AGENT:

REQUEST: R-3 Three Family Residential District
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Franklin St., 260 +/- feet east of the Franklin St. &
Hornberger Ln. intersection.

TAX MAP(S): 066D PARCEL #: D 004.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Property to be redeveloped as mixed use development-commercial in front-either
commercial or small multi-family in rear. With commercial property adjacent & heavy industrial across the
street C-2 is more conforming with the area and fits the growth plan.

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

7. CASE NUMBER: Z-40-2021 APPLICANT(S): Thomas Neal Bateman

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

LOCATION: Property fronting on the east frontage of Wilma Rudolph Blvd., 1,150 +/- feet north of the
southern intersection of Wilma Rudolph Blvd. & Old Trenton Rd.

TAX MAP(S): 056 PARCEL #: 060.02 CIVIL DISTRICT: 12

REASON FOR REQUEST: This and all relevant adjoining property is now in commercial use. At least two
properties across the street are presently zoned commercial. Rezoning is needed so that this property can be
used as a used car dealership.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 9

8. CASE NUMBER: Z-41-2021 APPLICANT(S): Ben Kimbrough Ringgold Mill Properties LLC
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

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

9. CASE NUMBER: Z-42-2021 APPLICANT(S): John Crow
REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Paradise Hill Rd., 320 +/- feet east
of the Paradise Hill Rd. & Boilin Ln. intersection.

TAX MAP(S): 079D PARCEL #: E 007.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: See the attached letter

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

10. CASE NUMBER: ZO-4-2021 APPLICANT(S): Regional Planning Commission
REQUEST: Zoning Ordinance text amendment relative to Historic and Design Overlay Districts
REASON FOR REQUEST: To be in compliance with Public Chapter 332 (2021) as required by State
Law.

11. CASE NUMBER: CZ-21-2021 APPLICANT(S): Steven And Marcia Causey
REQUEST: C-5 Highway & Arterial Commercial District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Woodlawn Rd., 1,895 +/- feet west of the
Woodlawn Rd. & Hwy 79 (Dover Rd.) intersection.

TAX MAP(S): 053 PARCEL #: 080.00 (PO) CIVIL DISTRICT: 8

REASON FOR REQUEST: A portion of the parcel is zoned R-1 already. We are requesting that the
remaining portion to be zoned R-1 as well. Our intent is to build one single family home. The parcel has
always been used for residential purposes and will remain that way. Rezoning to R-1 will also reflect how
most properties in the immediate area are being used.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

12. *****

CASE NUMBER: CZ-22-2021 APPLICANT(S): Mark Ireland AGENT: Vernon Weakley

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Liberty Church Rd., 1,830 +/- feet south of the
Liberty Church Rd. & Hwy. 79 (Dover Rd.) intersection.

TAX MAP(S): 053 PARCEL #: 147.00 CIVIL DISTRICT: 8

REASON FOR REQUEST:

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

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-74-2021 (VARIANCE ONLY)

APPLICANT: ROBERT W. CLARK, ET AL

REQUEST: Revised Preliminary Plat Approval of MERCHANTS BOULEVARD RIGHT-OF-WAY DEDICATION

LOCATION: West of Wilma Rudolph Boulevard, south of the 101st Airborne Division Parkway, west of and adjacent to the current terminus of Merchants Boulevard.

MAP: 041 PARCEL: 063.00 ACREAGE: .65 # OF LOTS: 0 CIVIL DISTRICT(S): 6

ZONING: C-3 GROWTH PLAN CITY

VARIANCE(S) REQUESTED: The applicant is requesting a variance from Section 5.2 Subsection 32. of the Subdivision Regulations “Stubouts to adjacent tracts of land placed properly”, and is to allow Merchants Boulevard to not connect to the parcel to the west.

2) CASE NUMBER: S-77-2021 (VARIANCE ONLY)

APPLICANT: JASON WINN

REQUEST: Preliminary Plat Approval of HILLTOP RIDGE (CLUSTER)

LOCATION: West of River road, South of Hwy 49, North of Antioch Church Road, approximately 110 feet northwest of the intersection of River Road and Bentree Court. MAP: 100 PARCEL: 091.00

ACREAGE: 49.58 # OF LOTS: 71

CIVIL DISTRICT(S): 17 ZONING: R-1 GROWTH PLAN

VARIANCE(S) REQUESTED: The applicant is requesting a variance from Section 4.3 Subsection 2. of the Subdivision Regulations for the proposed “Grizzly Drive” to allow a block length of approximately 1,730’, which exceeds the maximum allowed of 1,500’.

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-64-2021 APPLICANT: DOUBLE J PARTNERS
REQUEST: Preliminary Plat Approval of TANDY HILLS
LOCATION: South of and adjacent to Trough Springs Road, east and adjacent to Sango Road, immediately southeast of the intersection of Trough Springs Road and Sango Road.
MAP: 082 PARCEL: 013.00 ACREAGE: 140.17
OF LOTS: 205 CIVIL DISTRICT(S): 11
ZONING: R-1 GROWTH PLAN UGB

2. CASE NUMBER: S-74-2021 APPLICANT: ROBERT W. CLARK, ET AL
REQUEST: Revised Preliminary Plat Approval of MERCHANTS BOULEVARD RIGHT-OF-WAY DEDICATION
LOCATION: West of Wilma Rudolph Boulevard, south of the 101st Airborne Division Parkway, west of and adjacent to the current terminus of Merchants Boulevard.
MAP: 041 PARCEL: 063.00 ACREAGE: .65
OF LOTS: 0 CIVIL DISTRICT(S): 6 ZONING: C-3 GROWTH PLAN CITY

3. CASE NUMBER: S-75-2021 APPLICANT: ROBERT MORGAN
REQUEST: Preliminary Plat Approval of MORGAN RIDGE
LOCATION: West of Highway 48/13, southwest of and adjacent to Morgan Circle, approximately 215' west of the intersection of Highway 48/13 and Morgan Circle.
MAP: 133 PARCEL: 027.00 ACREAGE: 12.71
OF LOTS: 10 CIVIL DISTRICT(S): 17
ZONING: AG (PROPOSED E-1) GROWTH PLAN RA

4. CASE NUMBER: S-76-2021 APPLICANT: CBP PROPERTIES
REQUEST: Preliminary Plat Approval of CBP Property Durham Road Lots 1-3
LOCATION: South of Sango Road, west of and adjacent to Durham Road, approximately 800 feet south of the intersection of Sango Road and Durham Road.
MAP: 086 PARCEL: 020.00 ACREAGE: .76
OF LOTS: 3 CIVIL DISTRICT(S): 10
ZONING: R-1A GROWTH PLAN UGB

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-77-2021 APPLICANT: JASON WINN
REQUEST: Preliminary Plat Approval of HILLTOP RIDGE (CLUSTER)
LOCATION: West of River road, South of Hwy 49, North of Antioch Church Road, approximately 110 feet northwest of the intersection of River Road and Bentree Court.
MAP: 100 PARCEL: 091.00 ACREAGE: 49.58
OF LOTS: 71 CIVIL DISTRICT(S): 17
ZONING: R-1 GROWTH PLAN PGA

6. CASE NUMBER: S-78-2021 APPLICANT: CBP PROPERTIES
REQUEST: Revised Preliminary Plat Approval of FLETCHERS BEND (CLUSTER)
LOCATION: North of and adjacent to Britton Springs Road, approximately 195' northwest of the intersection of Britton Springs Road and Center Road.
MAP: 029 PARCEL: 032.01 & 032.02 ACREAGE: 79.56
OF LOTS: 185 CIVIL DISTRICT(S): 3
ZONING: R-1 GROWTH PLAN CITY

7. CASE NUMBER: S-79-2021 APPLICANT: WILLIAM BELEW
REQUEST: Preliminary Plat Approval of CARDINAL CREEK SECTION 2 (CLUSTER)
LOCATION: South of E Boy Scout Road, north of 101st Airborne Division Pkwy, west of Needmore Road, approximately 2,500 feet south and west of the E Boy Scout Road and Needmore Road intersection.
MAP: 031 PARCEL: 008.00 ACREAGE: 228.21
OF LOTS: 467 CIVIL DISTRICT(S): 2
ZONING: R-1 GROWTH PLAN CITY

8. CASE NUMBER: S-80-2021 APPLICANT: QUIKTRIP CORP
REQUEST: Preliminary Plat Approval of QUIKTRIP 7149
LOCATION: West of Interstate 24, East of Cardinal Lane, north of and adjacent to Rossview Road, immediately north of the intersection of Powell and Rossview Roads.
MAP: 057 PARCEL: 016.00 ACREAGE: 29.56
OF LOTS: 5 CIVIL DISTRICT(S): 6
ZONING: C-4 GROWTH PLAN CITY

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-81-2021 APPLICANT: DAVID B. SMITH
REQUEST: Preliminary Plat Approval of ROLLOW LANE EXTENSION RIGHT-OF-WAY DEDICATION
LOCATION: Immediately North of the Rollow and Dunlop Lane Intersection.
MAP: 039 PARCEL: 002.00 ACREAGE: 2.2
OF LOTS: 0 CIVIL DISTRICT(S): 1
ZONING: R-4/M-2 GROWTH PLAN UGB

10. CASE NUMBER: S-82-2021 APPLICANT: WBW Developers Group
REQUEST: Preliminary Plat Approval of CHALET MINOR SECTION 2 & REPLAT OF CHALET
MANOR SECTION 1 LOTS 4, 31,& 32
LOCATION: East of Trenton Road, South of and adjacent to Gibbs Lane, north of and adjacent to the
current terminus of Ziva Lane.
MAP: 032 PARCEL: 030.00 , 030.01 ACREAGE: 12.66
OF LOTS: 23 CIVIL DISTRICT(S): 2 ZONING: R-4 GROWTH PLAN CITY

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-38-2021 APPLICANT: Avery Steed

AGENT: Avery Steed

DEVELOPMENT: Bent Tree Crossing

PROPOSED USE: Medical Office Building

LOCATION: MLK Blvd./Hwy 76 (Forsythe Drive)

MAP: 081, 009.00 ACREAGE: 4.36 CIVIL DISTRICT: 11

- 2.

CASE NUMBER: SR-40-2021 APPLICANT: Todd Morris Construction, Inc.

AGENT: Houston Smith

DEVELOPMENT: Seven Oaks at Sango

PROPOSED USE: Multifamily

LOCATION: 166 Sango Road (or 3350 Old Sango Road)

MAP: 082 161.00 ACREAGE: 5.84 CIVIL DISTRICT: 11

- 3.

CASE NUMBER: SR-41-2021 APPLICANT: Alpine Development

AGENT: Houston Smith

DEVELOPMENT: Sango Square Apartments

PROPOSED USE: Multifamily

LOCATION: 531 & 541 New South Drive

MAP: 063P C 006.00, 007.00 ACREAGE: 2.26 CIVIL DISTRICT: 11

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

07/27/2021

4. CASE NUMBER: SR-42-2021 APPLICANT: COCO General Partnership
AGENT: Cal Burchett
DEVELOPMENT: 518 Madison Street Apartments
PROPOSED USE: Multifamily
LOCATION: 518 Madison St.
MAP: 066K C 001.00 ACREAGE: 0.85 CIVIL DISTRICT: 12

5. CASE NUMBER: SR-43-2021 APPLICANT: Chris Blackwell
AGENT: Cal Burchett
DEVELOPMENT: C. Blackwell Office/Warehouses
PROPOSED USE: Office/Warehouse
LOCATION: Dunlop Lane
MAP: 040 007.07 ACREAGE: 5.399 CIVIL DISTRICT: 6

6. CASE NUMBER: SR-44-2021 APPLICANT: Storage Five Clarksville, LLC
AGENT: Jimmy Bagwell
DEVELOPMENT: Cubesmart Self Storage
PROPOSED USE: Warehouse/ self storage addition
LOCATION: 1886-1894 Fort Campbell Boulevard
MAP: 030J B 005.00 ACREAGE: 8.39 CIVIL DISTRICT: 3

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

07/27/2021

7. CASE NUMBER: SR-45-2021 APPLICANT: Bristol Ridge Apartments LLC

AGENT: Cal Burchett

DEVELOPMENT: Living Hope Church

PROPOSED USE: Religious Institution/ Church

LOCATION: Karmaflux Way

MAP: 063 064.00 ACREAGE: 13.06 CIVIL DISTRICT: 11

8. CASE NUMBER: SR-46-2021 APPLICANT: Johnny Piper

AGENT: Houston Smith

DEVELOPMENT: Sinclair Drive Apartments

PROPOSED USE: Multifamily

LOCATION: Sinclair Drive

MAP: 054E A 005.00 ACREAGE: 8.68 CIVIL DISTRICT: 7

9. CASE NUMBER: SR-47-2021 APPLICANT: Kirkwood Place, LLC

AGENT: Houston Smith

DEVELOPMENT: Kirkwood Place 2

PROPOSED USE: Multifamily

LOCATION: Dunlop Lane

MAP: 039 002.00 (P/O) ACREAGE: 16.5 CIVIL DISTRICT: 1

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

7/27/2021

10. CASE NUMBER: SR-48-2021 APPLICANT: CB Investments LLC

AGENT: Brad Weakley

DEVELOPMENT: 500 Peachers Mill Road Multi-Family

PROPOSED USE: Multifamily

LOCATION: 500 Peachers Mill Road Clarksville TN

MAP: 054D D 020.00 ACREAGE: 3.72 CIVIL DISTRICT: 7

VII. OTHER BUSINESS:

A. SUBDIVISION REGULATION UPDATES **DEFERRED**

B. ADOPT TRANSPORTATION 2020+ TRANSPORTATION PLAN

C. ACCEPTANCE OF BOND ESTIMATE FOR MOCKINGBIRD
MEADOWS

D. MONTHLY PROFIT AND LOSS STATEMENT