

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

May 25, 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: 4/27/2021

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/27/2021 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/3/2021 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 6/7/2021 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 6/14/2021 - 6:00 P.M.**

1. CASE NUMBER: Z-15-2021 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: R-3 Three-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property located at the northwest corner of the Oak St. & Mann Circle intersection.

TAX MAP(S): 055H PARCEL #: J 009.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Future building opportunities

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4

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

2. CASE NUMBER: Z-18-2021 APPLICANT(S): John M & James R Clark AGENT: Mark Holleman
Houston Smith

DEFERRED

REQUEST: AG Agricultural District / C-2 General Commercial District
to 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+/- west of the E. Boy Scout Rd. & Needmore Rd. intersection.

TAX MAP(S): 018 PARCEL #: 023.00 018 023.02 CIVIL DISTRICT: 2

REASON FOR REQUEST: Best suited use is R-4 , to the right is 5 acres of C-5, behind it is R-4 and across the street is the race track.

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

3. CASE NUMBER: Z-21-2021 APPLICANT(S): Ava Homes LLC

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

LOCATION: Property fronting on the south frontage of Barker St., 1,225 +/- feet east of the S. Riverside Dr. & Barker St. intersection.

TAX MAP(S): 079B PARCEL #: B 012.00 B 013.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To provide a more dense infill development

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

4. CASE NUMBER: Z-24-2021 APPLICANT(S): Satish Prabhu AGENT: Matt Ellis

REQUEST: C-4 Highway Interchange District
to R-4 Multiple-Family Residential District

LOCATION: Two parcels fronting on the east frontage of New South Dr., 395 +/- feet south of the Martin Luther King, Jr. / Highway 76 & New South Dr. intersection.

TAX MAP(S): 063P PARCEL #: C006.00 C007.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To facilitate the sale of the property currently under contract

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

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

5. CASE NUMBER: Z-25-2021 APPLICANT(S): Singletary Construction LLC AGENT: Bert Singletary
REQUEST: C-5 Highway and Arterial Commercial District
to C-2 General Commercial District
LOCATION: Property fronting on the south frontage of Center Pointe Dr., 750 +/- feet west of the Center Pointe Dr. & Center Ct. intersection.
TAX MAP(S): 041K PARCEL #: E 010.01 CIVIL DISTRICT: 6
REASON FOR REQUEST: C-2 allows development as mixed use and would provide a buffer between the adjacent R-4 and C-5 zones.
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11

6. CASE NUMBER: Z-26-2021 APPLICANT(S): Salvador Castro AGENT: Rex Hawkins
REQUEST: C-5 Highway and Arterial Commercial District
to C-2 General Commercial District
LOCATION: Property fronting on the north frontage of Jack Miller Blvd., 810 +/- east of the Ft. Campbell Blvd. & Jack Miller Blvd. intersection.
TAX MAP(S): 019H PARCEL #: C 008.05 CIVIL DISTRICT: 3
REASON FOR REQUEST: Down zone from C-5 to C-2
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 1

7. CASE NUMBER: Z-27-2021 APPLICANT(S): Syd Hedrick AGENT: Syd Hedrick
REQUEST: R-3 Three-Family Residential District / R-6 Single-Family Residential District
to C-2 General Commercial District
LOCATION: Property located south of Crossland Ave., north of West High St. & east of Charlotte St.
TAX MAP(S): 066O PARCEL #: B 002.00 B 003.00 B 004.00 B 005.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: Owner seeks to rezone from residential to commercial. Recent zoning in the area to adjacent property supports a request to C-2. C-2 zoning is also an appropriate zoning when displacing residential and buffering a commercially suitable corridor.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

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

8. CASE NUMBER: Z-28-2021 APPLICANT(S): Bristol Ridge Apartments
REQUEST: C-5 Highway and Arterial Commercial District / R-1A Single-Family Residential District
to R-4 Multiple-Family Residential District / C-5 Highway & Arterial Commercial District / R-1A
Single-Family Residential District
LOCATION: Property located south of Highway 76 & north of the street stub of Karmaflux Way.
TAX MAP(S): 063 PARCEL #: 067.00 CIVIL DISTRICT: 11
REASON FOR REQUEST: To revise and clean up zoning to match master plan.
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10

9. CASE NUMBER: Z-29-2021 APPLICANT(S): Brian Wolff AGENT: Houston Smith
REQUEST: R-3 Three-Family Residential District/ C-2 General Commercial District
to C-2 General Commercial District / R-3 Three Family Residential District
LOCATION: Property located north of Providence Blvd. & east of Cave Springs Rd.
TAX MAP(S): 054E PARCEL #: A 005.00 (P/O) CIVIL DISTRICT: 7
REASON FOR REQUEST: To facilitate the sale of the property currently under contract
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4

10. CASE NUMBER: Z-30-2021 APPLICANT(S): Dan Johnson AGENT: Todd Morris
REQUEST: AG Agricultural District
to R-1 Single-Family Residential District
LOCATION: Property fronting on the south/west frontage of Powell Rd., 725+/- feet south of the Powell Rd. &
Ellie Piper Cir. intersection.
TAX MAP(S): 057 PARCEL #: 133.03 CIVIL DISTRICT: 6
REASON FOR REQUEST: Single family subdivision
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10

11. CASE NUMBER: Z-31-2021 APPLICANT(S): William Belew Jr.
REQUEST: R-1A Single-Family Residential District
to C-5 Highway & Arterial Commercial District
LOCATION: Property located at the southeast corner of Needmore Rd. & Hazelwood Rd.
TAX MAP(S): 018 PARCEL #: 042.00(PO) CIVIL DISTRICT: 2
REASON FOR REQUEST: Commercial Development
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8

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

12. CASE NUMBER: CZ-9-2021 APPLICANT(S): Todd AGENT: Houston Smith
Morris REQUEST: R-1 Single-Family Residential District
 to R-4 Multiple-Family Residential District

LOCATION: Property located south of Old Sango Rd. & west of Sango Dr.

TAX MAP(S): 082 PARCEL #: 161.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To allow multifamily development.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

13. CASE NUMBER: CZ-11-2021 APPLICANT(S): Jeff Shepherd
REQUEST: R-1 Single-Family Residential District
 to C-2 General Commercial District

LOCATION: Property located at the northeast corner of the Lake Rd. & Old Dover Rd. intersection.

TAX MAP(S): 052 PARCEL #: 076.00 082.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: To bring property into zoning compliance to be used as construction company office.

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

14. CASE NUMBER: CZ-12-2021 APPLICANT(S): Jason Winn AGENT: Bobby Powers
REQUEST: AG Agricultural District
 to R-1 Single-Family Residential District

LOCATION: Property located south of the terminus of Hilltop View Rd. & west of River Rd.

TAX MAP(S): 100 PARCEL #: 091.00(PO) CIVIL DISTRICT: 17

REASON FOR REQUEST: Extend existing R-1 zone district to remainder of the parcel for the development of a single family subdivision.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

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

15. CASE NUMBER: CZ-13-2021 APPLICANT(S): Jane Walker AGENT: C S - Clarksville Chris Goodman
REQUEST: AG Agricultural District
 to R-1 Single-Family Residential District
LOCATION: Property fronting on the east frontage of Deerwood Rd., 825 +/- feet south of the Highway 41-A South & Deerwood Rd. intersection.
TAX MAP(S): 087 PARCEL #: 030.01 CIVIL DISTRICT: 10
REASON FOR REQUEST: Rezoning to allow for small subdivision
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

16. CASE NUMBER: CZ-14-2021 APPLICANT(S): F W J R Development Partnership
REQUEST: M-1 Light Industrial District
 to C-5 Highway & Arterial Commercial District
LOCATION: Property southeast of Guthrie Hwy. & northeast of Hampton Station Rd.
TAX MAP(S): 015 PARCEL #: 007.02 CIVIL DISTRICT: 1
REASON FOR REQUEST: To convert existing office building into a private school
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

V. SUBDIVISIONS:

1. CASE NUMBER: S-43-2021 APPLICANT: EXIT 8 PROPERTIES
REQUEST: Preliminary Plat Approval of EXIT 8 PROPERTIES RIGHT OF WAY DEDICATION (previously International Blvd Right Of Way Dedication)
LOCATION: East of I-24, south of Rossvie Road, approximately 500 feet south of the intersection of Rossvie Road and International Boulevard.
MAP: 058 PARCEL: 001.00 (portion) ACREAGE: 9.44
OF LOTS: 0 ZONING: C-5/M-1 CIVIL DISTRICT(S): 6 GROWTH PLAN: CITY

2. CASE NUMBER: S-44-2021 APPLICANT: AVA HOMES L L C
REQUEST: Preliminary Plat Approval of AVA HOMES LLC DODD ST. LOTS 1-3 (Replat of Carney & savage Addition Lots 56 & 57)
LOCATION: South of and adjacent to Dodd Street, east of Reynolds Street, north of Poplar Court at the terminus of Dodd Street.
MAP: 066E PARCEL: M 007.00 ACREAGE: .43
OF LOTS: 3 CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

3. CASE NUMBER: S-45-2021 APPLICANT: DOUBLE BOGEY PARTNERS
REQUEST: Preliminary Plat Approval of DOUBLE BOGEY ESTATES SECTION 1
LOCATION: South and East of Gratton Road, across from the intersection of Waterchase Way and Gratton Road.
MAP: 089 PARCEL: 012.00 (PO) ACREAGE: 4.26
OF LOTS: 5 CIVIL DISTRICT(S): 11
ZONING: R-1 GROWTH PLAN: CITY

4. CASE NUMBER: S-46-2021 APPLICANT: WILLIAM BELEW
REQUEST: Revised Preliminary Plat Approval of CEDAR SPRINGS SECTION 3 (REVISED PRELIMINARY) (CLUSTER)
LOCATION: South of Hazelwood Road, east of and adjacent to Needmore Road, west of and adjacent to the western terminus of Sydney Louise Drive.
MAP: 018 PARCEL: 042.00 ACREAGE: 30.84
OF LOTS: 188 CIVIL DISTRICT(S): 2
ZONING: R-1A GROWTH PLAN: CITY

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-47-2021 APPLICANT: DOUBLE J PARTNERS

REQUEST: Preliminary Plat Approval of WOFFORD HILLS

LOCATION: Southeast of Guthrie Highway, west of and adjacent to Port Royal Road, approximately 1,400 feet southeast of the intersection of Braxtons Run and Port Royal Road.

MAP: 010 PARCEL: 016.03 ACREAGE: 111

OF LOTS: 79 CIVIL DISTRICT(S): 1 ZONING: E-1 GROWTH PLAN: RA

VARIANCES REQUESTED: The applicant is requesting two variances from the Subdivision Regulations.

1. Section 4.3 Subsection 2. for the proposed "Road 2" to allow a block length of approximately 1,840', which exceeds the maximum allowed of 1,500'.

2. Section 4.1.9 Subsection 1. for the proposed "Road 3" allow a cul-de-sac length of approximately 126 feet, which is less than the minimum allowed of 150'.

6. CASE NUMBER: S-48-2021 APPLICANT: REDA HOME BUILDERS

REQUEST: Preliminary Plat Approval of HAND ESTATES SECTION 5

LOCATION: North of Lafayette Road, Southwest of Garrettsburg Road, west of and adjacent to the current terminus of Kendall Drive.

MAP: 029 PARCEL: 070.00 ACREAGE: 2.43

OF LOTS: 4 CIVIL DISTRICT(S): 3 ZONING: R-1 GROWTH PLAN: RA

7. CASE NUMBER: S-49-2021 APPLICANT: CHRIS BLACKWELL REQUEST: Preliminary Plat Approval of MOCKINGBIRD MEADOWS (previously Hummingbird Estates)

LOCATION: North of Highway 13, north of Mockingbird Hill Road, north and west of the terminus of Hummingbird Meadows Road.

MAP: 140 PARCEL: 013.05, 013.06 ACREAGE: 10.01

OF LOTS: 5 CIVIL DISTRICT(S): 20

ZONING: AG GROWTH PLAN: RA

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

1. CASE NUMBER: SR-22-2021 APPLICANT: Mark Boles
AGENT: Britt Little
DEVELOPMENT: Mark Boles Property
PROPOSED USE: Multifamily
LOCATION: Center Pointe Drive
MAP: 041,059.00 ACREAGE: 2.95 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-27-2021 APPLICANT: Scannell Properties, LLC
AGENT: J. Chris Fielder
DEVELOPMENT: CMCCBP Tract 20
PROPOSED USE: Distribution
LOCATION: 2800 International Blvd
MAP: 039,021.00 & 040,012.00 ACREAGE: 73.00 CIVIL DISTRICT: 6

3. CASE NUMBER: SR-28-2021 APPLICANT: Liberty Park Partners
AGENT: J Chris Fielder
DEVELOPMENT: Liberty Park Partners Spec Retail
PROPOSED USE: Spec Retail
LOCATION: 1191 Hwy 48/Cumberland Dr
MAP: 079,035.00 (P/O) ACREAGE: 4.60 CIVIL DISTRICT: 12

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

05/25/2021

4. CASE NUMBER: SR-29-2021 APPLICANT: RG Brothers LLC

AGENT: J Chris Fielder

DEVELOPMENT: Immunotek Clarksville

PROPOSED USE: Medical Office

LOCATION: 804 Providence Blvd.

MAP: 054E-D, 004.00 ACREAGE: 1.87 CIVIL DISTRICT: 7

5. CASE NUMBER: SR-30-2021 APPLICANT: Allen Moser

AGENT: Cal Burchett

DEVELOPMENT: Center Springs 2

PROPOSED USE: Multifamily

LOCATION: Britton Springs Road

MAP: 029, 042.00 ACREAGE: 9.26 CIVIL DISTRICT: 3

6. CASE NUMBER: SR-31-2021 APPLICANT: Sunil Arunagiri

AGENT: Cal Burchett

DEVELOPMENT: Sunil Retail 41-A S

PROPOSED USE: Retail

LOCATION: Hwy 41-A S

MAP: 081, 025.00 ACREAGE: 2.83 CIVIL DISTRICT: 11

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

05/25/2021

7. CASE NUMBER: SR-32-2021 APPLICANT: Providence Builders

AGENT: Cal Burchett

DEVELOPMENT: Judy's Hope

PROPOSED USE: Religious Institution

LOCATION: 46 Union St.

Clarksville, TN 37040

MAP: 066K H/ 016.00 ACREAGE: 11.88 CIVIL DISTRICT: 12

8. CASE NUMBER: SR-33-2021 APPLICANT: Eagles Bluff TGP

AGENT: Vernon Weakly

DEVELOPMENT: Midtown Place

PROPOSED USE: Multifamily

LOCATION: Old Trenton Road

MAP: 056, 062.00 ACREAGE: 13.2 CIVIL DISTRICT: 12

9. CASE NUMBER: SR-34-2021 APPLICANT: Robert Kolbe

AGENT: Brad Weakley

DEVELOPMENT: Kylie Avenue Townhomes

PROPOSED USE: Multifamily

LOCATION: Peachers Mill Road

MAP: 055A A 005.00 ACREAGE: 19.9 CIVIL DISTRICT: 7

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

05/25/2021

10. CASE NUMBER: AB-1-2021 APPLICANT: Cody & Lindsey Heggie

AGENT: Cal Burchett

DEVELOPMENT: CODY AND LINDSEY HEGGIE

PROPOSED USE: ABANDONMENT

LOCATION: North of Golf Club Lane, South of Madison Street, East of Liberty Parkway

MAP: North of 80A-C-1.00,2.00,3.00 and South of 65P-J-3.00,4.00,5.00, 6.00 ACREAGE: 0.22 CIVIL

DISTRICT: 12

11. CASE NUMBER: AB-2-2021 APPLICANT: Damon Dozier

DEVELOPMENT: Damon Dozier

PROPOSED USE: ABANDONMENT

LOCATION: East of Settlers Trace, a portion of Collins View Way

MAP: North of 058G-B-01.00 and South of 058-B-A-019.00 ACREAGE: 0.218 CIVIL DISTRICT: 1

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. CONSIDER CITY OF CLARKSVILLE FY 2021-2026 CAPITAL
IMPROVEMENT PLAN

C. ANNEXATION A-2-2021 PLAN OF SERVICE

D. INITIATE CITY ZONING ORDINANCE UPDATE REGARDING BREWERIES
AND BREWPUBS.

E. CHANGE CALENDAR

F. CHANGE INFORMAL IN JUNE TO JUNE 17TH

G. BOND APPROVAL

1. ASHLAND CORNER

H. SUBDIVISION REGULATION UPDATES **DEFERRED**