



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

AGENDA

May 28, 2024

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: **April 23, 2024**

III. ANNOUNCEMENTS/DEFERRALS

IV. UPCOMING MEETINGS DATES/TIMES:

1. CITY COUNCIL INFORMAL **May 30, 2024 @ 4:30 P.M.**
2. CITY COUNCIL PUBLIC HEARING & FIRST READING **June 6, 2024 @ 6:00 P.M.**
3. COUNTY COMMISSION PUBLIC HEARING **June 3, 2024 @ 6:00 P.M.**
4. COUNTY COMMISSION FORMAL MEETING **June 10, 2024 @ 6:00 P.M.**

V. CURRENT CASES:

CASE TYPE: **CITY ZONING**

1. CASE NUMBER: **Z - 10 - 2024** OWNER(S): **Chris Blackwell Construction**
REQUEST: **R-1 - Single-Family Residential District to R-6 - Single-Family Residential District**
LOCATION: **A portion of a tract that is located at the northeast corner of the Gupton Ln. & Gupton Circle intersection.**
TAX MAP(S): **079L** PARCEL #(S): **B 029.00 (p/o)**
REASON FOR REQUEST: **Request more dense single family zoning to assist with required roadway and utility improvements.**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **2.27 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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2. CASE NUMBER: **Z - 21 - 2024** OWNER(S): **Carlo Burzi**
REQUEST: **M-1 - Light Industrial District to C-5 - Highway & Arterial Commercial District**
LOCATION: **A parcel of land fronting on the east frontage of Smokestack Dr., 475 +/- feet north of the Corporate Parkway Blvd. & Smokestack Dr. intersection.**
TAX MAP(S): **033G** PARCEL #(S): **A 014.00**
REASON FOR REQUEST: **none given**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.38 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
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3. CASE NUMBER: **Z - 22 - 2024** OWNER(S): **Christopher Harvey**
REQUEST: **R-3 - Three Family Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **A parcel of land fronting on the south frontage of Needmore Rd., South of the Needmore Rd. & Centerstone Cir. intersection.**
TAX MAP(S): **031** PARCEL #(S): **050.01**
REASON FOR REQUEST: **To expand the development to the east.**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **.85 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
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CASE TYPE: **COUNTY ZONING**

4. CASE NUMBER: **CZ - 02 - 2024** OWNER(S): **Gary Thomas Mosley**
REQUEST: **R-1 - Single-Family Residential District to C-2 - General Commercial District**
LOCATION: **Property fronting on the south frontage of Highway 149, 1,560 +/- feet west of the Highway 149 & Belle Rd. intersection.**
TAX MAP(S): **100C** PARCEL #(S): **A 018.01**
REASON FOR REQUEST: **To offer small business opportunity for the neighboring areas such as shops, cafe, small office space, etc.**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **1.29 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
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5. CASE NUMBER: **CZ - 03 - 2024** OWNER(S): **Phillip Traylor**
REQUEST: **AG - Agricultural District to C-5 - Highway & Arterial Commercial District**
LOCATION: **A portion of two parcel fronting on the east frontage of Hwy. 12, 915 +/- feet south of the Hwy 12 & Shady Grove Rd. intersection.**
TAX MAP(S): **109 109** PARCEL #(S): **070.00 (p/o) 073.00 (p/o)**
REASON FOR REQUEST: **This Zone request is an extension of of the C-5 zone. We ask for this rezone to have the ability to build commercial buildings similar to the existing businesses adjoining this property to the south and across the road. We believe this zone matches the surrounding area and ask for your support.**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **3.44 +/-**
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6. CASE NUMBER: **CZ - 04 - 2024** OWNER(S): **Entersource Properties**
REQUEST: **C-2 - General Commercial District to C-5 - Highway & Arterial Commercial District**
LOCATION: **A parcel of land located at the southwest corner of the Hwy. 149 & River Rd. intersection.**
TAX MAP(S): **100** PARCEL #(S): **098.00**
REASON FOR REQUEST: **For future relocation of Wyatt's Body Shop**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **2.34 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
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7. CASE NUMBER: **CZ - 05 - 2024** OWNER(S): **Industrial Development Board**
REQUEST: **AG - Agricultural District to M-1 - Light Industrial District**
LOCATION:
TAX MAP(S): **040** PARCEL #(S): **00706**
REASON FOR REQUEST: **The parcel is located in the industrial park adjacent to Hankook 3 CO, Red Knight, and a 70-acre IDB parcel. The zone request is M-1, not M-2.**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **4.3 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **6**
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8. CASE NUMBER: **V - 2 - 2024** OWNER(S): **Terrence Burney**
REQUEST: **Variance Request Terrence Burney Property**
LOCATION:
TAX MAP(S): **079D** PARCEL #(S): **D 030.00**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.54 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **6 +/-**
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9. CASE NUMBER: **V - 3 - 2024** OWNER(S): **Patrick Murray**
REQUEST: **Variance Request Patrick's Point**
TAX MAP(S): **066O** PARCEL #(S): **D 001.00 D 002.00**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **3.95 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **30 +/-**
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CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

CASE TYPE: **SUBDIVISION(S)**

10. CASE NUMBER: **S - 20 - 2024** OWNER(S): **Terrence Burney**
REQUEST: **Preliminary Plat Approval of Terrence Burney Property**
LOCATION: **East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**
TAX MAP(S): **079D** PARCEL #(S): **D 030.00** CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **6**
NUMBER OF ACRES: **.54 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **6 +/-**
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11. CASE NUMBER: **S - 21 - 2024** OWNER(S): **Patrick Murray**
REQUEST: **Preliminary Plat Approval of Patrick's Point**
LOCATION: **South of Lawn St., east of Bradley St. & north of Dixon Dr.** TAX
MAP(S): **066O** PARCEL #(S): **D 001.00 D 002.00** CO. COMM. DISTRICT: **5** CITY
COUNCIL WARD: **6** NUMBER OF ACRES: **3.95 +/-** GROWTH PLAN AREA: **CITY**
CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **30 +/-**
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12. CASE NUMBER: **S - 29 - 2024** OWNER(S): **Moniqueka E. Gold**
REQUEST: **Preliminary Plat Approval of Glen Ellen Landing Section 5**
LOCATION: **North of Needmore Road, south of and adjacent to the terminus of Ann Drive.**
TAX MAP(S): **032** PARCEL #(S): **052.01** CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9**
NUMBER OF ACRES: **10.82 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **64 +/-**

13. CASE NUMBER: S - 30 - 2024 OWNER(S): **Virgina James & Jason Feltner Family Foundation**
REQUEST: **Preliminary Plat (ROW Dedication) Approval of North Chesapeake Lane right of way Dedication**
LOCATION: **East of Ted Crozier Boulevard, north of Dunlop Lane, West of Interstate 24**
TAX MAP(S): **040** PARCEL #(S): **004.01**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: NUMBER OF ACRES: **6.82 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District R-1 - Single-Family Residential District**
OF LOTS: **0 +/-**

14. CASE NUMBER: S - 31 - 2024 OWNER(S): **Bill Mace**
REQUEST: **Preliminary Plat Approval of Bayview Subdivision Cluster**
LOCATION: **East of HWY 48 and south of Salem Road, accessed by Clara Ct and Bayview Drive to the north.**
TAX MAP(S): **90P** PARCEL #(S): **A 001.00 , 002.00 , 003.00 , 004.00 005.00, 006.00 , 007.00 , 008.00** CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: NUMBER OF ACRES: **20 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **29 +/-**

DEFERRED

CASE TYPE: **SITE REVIEW(S)**

15. CASE NUMBER: SR - 18 - 2024 OWNER(S): **Ben Udell**
DEVELOPMENT: **Kraft Street Popeye's**
LOCATION: **886 Kraft St. Clarksville TN**
TAX MAP(S): **0550** PARCEL #(S): **A 014.01**
PROPOSED USE: **Drive Thru Only Restaurant (Drive Thru)**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.49 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **C-2 - General Commercial District**
OF UNITS: **NA +/-** SQ FOOTAGE: **1,583 +/-**

16. CASE NUMBER: **SR - 19 - 2024** OWNER(S): **Kalpesh Patel**
DEVELOPMENT: **Peachers Mill Retail**
LOCATION: **1001 Creek Way**
TAX MAP(S): **018P** PARCEL #(S): **D 032.00 (p/o)**
PROPOSED USE: **Retail / Restaurant**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **1.46 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **10,930 +/-**

17. CASE NUMBER: **SR - 20 - 2024** OWNER(S): **Marty Darnell**
DEVELOPMENT: **Evans Road Condos**
LOCATION: **East side of Evans Road south and adjacent to the intersection of Shaw Dr.**
TAX MAP(S): **044D** PARCEL #(S): **B 025.00 B 026.00**
PROPOSED USE: **Condos**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **3.7 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **16 +/-** SQ FOOTAGE: **+/-**

18. CASE NUMBER: **SR - 21 - 2024** OWNER(S): **Club Car Wash**
DEVELOPMENT: **Club Car Wash 120 & 130 Vintage Way**
LOCATION: **120 & 130 Vintage Way**
TAX MAP(S): **057** PARCEL #(S): **016.03**
PROPOSED USE: **Car Wash**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.41 +/-**-GROWTH
PLAN AREA: **CITY** CIVIL DISTRICT : **6** ZONING: **C-4 - Highway Interchange District**
OF UNITS: **+/-** SQ FOOTAGE: **5028 +/-**

19. CASE NUMBER: **SR - 22 - 2024** OWNER(S): **Adam Cole Prentiss**
DEVELOPMENT: **AutoZone Store #64**
LOCATION: **1105 Riverwood Place Clarksville TN**
TAX MAP(S): **079** PARCEL #(S): **03406**
PROPOSED USE: **Auto parts Retail Store with auto-parts storage addition**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **1.349 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **17,607 +/-**

20. CASE NUMBER: **SR - 23 - 2024** OWNER(S): **Cycle Laundromat**
DEVELOPMENT: **Cycle Laundromat**
LOCATION: **101 Highland Bluff Way**
TAX MAP(S): **007** PARCEL #(S): **011.10 (P/O)**
PROPOSED USE: **Laundromat**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **1.12 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **6000 +/-**

21. CASE NUMBER: **SR - 24 - 2024** OWNER(S): **Jenks LLC**
DEVELOPMENT: **Jenkins & Wynne Body Shop Building Addition**
LOCATION: **W. Lowes Dr**
TAX MAP(S): **041** PARCEL #(S): **039.01 039.05**
PROPOSED USE: **Auto Body Shop**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **34.9 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **6000 +/-**

22. CASE NUMBER: **SR - 25 - 2024** OWNER(S): **ESM Developer**
DEVELOPMENT: **Elite Cheer Center 2**
LOCATION: **East of 2625 Madison Street**
TAX MAP(S): **081** PARCEL #(S): **033.22 (P/O)**
PROPOSED USE: **Recreation**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: NUMBER OF ACRES: **1.60 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**

ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **14000 +/-**

23. CASE NUMBER: **SR - 26 - 2024** OWNER(S): **Ofi Chito Leslie Ford**
DEVELOPMENT: **McDonald's**
LOCATION: **3326 Allen Rd**
Clarksville, TN
37042
TAX MAP(S): **006** PARCEL #(S): **029.01 (P/O)**
PROPOSED USE: **Quick service restaurant**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.56 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

24. CASE NUMBER: **SR - 27 - 2024** OWNER(S): **Clear Sky**
DEVELOPMENT: **James Bell Jr. Property Lot 2A**
LOCATION: **Belltrace Ct., Clarksville**
TAX MAP(S): **040** PARCEL #(S): **004.26 (P/O)**
PROPOSED USE: **Professional offices**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: NUMBER OF ACRES: **1.51 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

ZONING: **C-2 - General Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **13,112 +/-**

25. CASE NUMBER: **AB - 1 - 2024** OWNER(S): **South 7th Street, LLC - Brad Hill**
REQUEST: **Unimproved Alley Abandonment 7th Street adjacent**
LOCATION: **Unimproved alley located off South 7th street between 207 & 215 South 7th street.**
TAX MAP(S): **066F** PARCEL #(S): **L 029.00 (P/O)**
REASON FOR REQUEST: **Alley proposed to be dedicated to adjoining property owners**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.08 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
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VI. OTHER BUSINESS:

- A. A-1-2024**
- B. City Capital Improvement**
- C. County Capital Improvement**
- D. Profit and Loss Statement**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

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