



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
June 25, 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: **May 24, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **June 27, 2024 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **July 2, 2024 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **July 1, 2024 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **July 8, 2024 @ 6:00 P.M.**
- V. CURRENT CASES:

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: **CITY ZONING**

- 1. CASE NUMBER: **Z - 23 - 2024** OWNER(S): **Bypass Storage**
REQUEST: **C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District**
LOCATION: **A portion of a parcel fronting on the north frontage of Rossvie Rd., 1,000 +/- feet west of the Rossvie Rd. & Powell Rd. intersection.**
TAX MAP(S): **057** PARCEL #(S): **016.02**
REASON FOR REQUEST: **Zone change will allow for additional potential tenants for proposed Retail/Office Development currently under construction. C5 allows for uses that are not allowed in C4 such as professional office, Personal care services and many other retail establishments that would be potential tenants.**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.89 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

2. CASE NUMBER: **Z - 24 - 2024** OWNER(S): **Aehee Edwards**
REQUEST: **R-4 - Multiple-Family Residential District to C-5 - Highway & Arterial Commercial District**
LOCATION: **A parcel of land located at the northeast corner of Darrow Rd. & Copeland Rd.**
TAX MAP(S): **005M** PARCEL #(S): **A 003.00**
REASON FOR REQUEST: **I would like this residential property for full public business use.**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **.19 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
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3. CASE NUMBER: **Z - 25 - 2024** OWNER(S): **A.J. Saunders, Jr**
REQUEST: **R-4 - Multiple-Family Residential District to CBD - Central Business District**
LOCATION: **3 parcels fronting on the north & south frontages of Bogard Ln., 165 +/- feet west of the N. 2nd St. & Bogard Ln. intersection.**
TAX MAP(S): **066B** PARCEL #(S): **B 020.00 B 021.00**
REASON FOR REQUEST: **To match existing zoning classification of properties to the north , west and south for development of a residential project.**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.64 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: **COUNTY ZONING**

4. CASE NUMBER: **CZ - 06 - 2024** OWNER(S): **Johnathan Blick**
REQUEST: **RM-1 - Single-Family Mobile Home Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **A parcel of land fronting on the west frontage of Center Rd. 200 +/- feet south of the Britton Springs Rd. & Center Rd. intersection.**
TAX MAP(S): **029L** PARCEL #(S): **A 038.00**
REASON FOR REQUEST: **To match similar zoning of property to the west. Will be building similar sized units as we built at the end of the road.**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: NUMBER OF ACRES: **.35 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **3**
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CASE TYPE: **SUBDIVISION VARIANCE(S)**

5. CASE NUMBER: **V - 2 - 2024** OWNER(S): **Terrence Burney**
VARIANCE REQUEST: **Table 4.1 Alley Right-of-way width is required to be 20 feet. Request is for the width to be 15' for one way alley.**
Table 4.1 Alley pavement width is required to be 18 feet. Request is for pavement to be 10' for one way alley.
LOCATION: **East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**
ZONING: **R-3 - Three Family Residential District**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
CORRESPONDING CASE: **S-20-2024**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

6. CASE NUMBER: **V - 6 - 2024** OWNER(S): **Bill Mace**
VARIANCE REQUEST: **Table 4.1. - To allow for a cul-de-sac length to exceed 750 ft. Request is to allow a cul-de-sac length of 950 ft.**
LOCATION: **East of HWY 48 and south of Salem Road, accessed by Clara Ct and Bayview Drive to the north.**
ZONING: **R-1 - Single-Family Residential District**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
CORRESPONDING CASE: **S-31-2024**
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7. CASE NUMBER: **V - 7 - 2024** OWNER(S): **Done Dada GP**
VARIANCE REQUEST: **4.4. Subsection 8 "The depth of a residential lot shall not be less than 80 feet" Existing lots do not meet 80 foot lot depth. Proposed lot depth is 50.9' (See Variance Exhibit)**
LOCATION: **326 S. 7th Street**
ZONING: **CBD - Central Business District**
GROWTH PLAN AREA: CIVIL DISTRICT :
CORRESPONDING CASE: **S-37-2024**
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8. CASE NUMBER: **V - 8 - 2024** OWNER(S): **Millan Holdings, LLC**
VARIANCE REQUEST: **4.4. Subsection 8 "The depth of a residential lot shall not be less than 80 feet"**
Proposed lots 1-5 do not meet 80 foot lot depth. (See Exhibit).
LOCATION: **South of and adjacent to Beaumont St. north of and adjacent to Jefferson Street.**
ZONING: **CBD - Central Business District**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
CORRESPONDING CASE: **S-35-2024**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

9. CASE NUMBER: **V - 9 - 2024** OWNER(S): **Reda Hombuilders, Inc**
VARIANCE REQUEST: **Table 4.1. - To allow for a cul-de-sac length to exceed 750 ft. Request is to allow a cul-de-sac length of 1,350 ft.**

LOCATION: **North of Ogburn Chapel Rd., east of and adjacent to the existing terminus of Reda Drive.**

ZONING: **R-1 - Single-Family Residential District**

GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**

CORRESPONDING CASE: **S-36-2024**

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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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:

11. 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 +/-**

12. CASE NUMBER: **S - 35 - 2024** OWNER(S): **Millan Holdings, LLC**
REQUEST: **Minor Plat Approval of Millan Holdings LLC Property Jefferson Street Lot 1-9 Minor Plat**
LOCATION: **South of and adjacent to Beaumont St. north of and adjacent to Jefferson Street.**
TAX MAP(S): **066G** PARCEL #(S): **A 004.00**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **4.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF LOTS: **9 +/-**

13. CASE NUMBER: **S - 36 - 2024** OWNER(S): **Reda Homebuilders, Inc**
REQUEST: **Preliminary Plat Approval of Reda Estates 2D**
LOCATION: **North of Ogburn Chapel Rd., east of and adjacent to the existing terminus of Reda Drive.**
TAX MAP(S): **077** PARCEL #(S): **013.06 (p/o)**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **34.17 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **15 +/-**

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14. CASE NUMBER: **S - 37 - 2024** OWNER(S): **Done Dada GP**
REQUEST: **Minor Plat Approval of Done Dada GP Property South 7th Street Lots 1 & 2**
LOCATION: **326 S. 7th Street**
TAX MAP(S): **066K** PARCEL #(S): **C 014.00**
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: **0.19 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF LOTS: **2 +/-**
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15. CASE NUMBER: **S - 40 - 2024** OWNER(S): **Smile Train 1093FCB LLC**
REQUEST: **Preliminary Plat Approval of RNM-Clarksville LLC Property Fort Campbell Blvd Lots 1 and 2**
LOCATION: **North of and adjacent to Fort Campbell Blvd, south of and adjacent to Sinclair Dr., directly across from the intersection of Power St. and Fort Campbell Blvd.**
TAX MAP(S): **054E** PARCEL #(S): **F 001.04**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.43 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-2 - General Commercial District**
OF LOTS: **2 +/-**
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CASE TYPE: **SITE REVIEW(S)**

16. CASE NUMBER: **SR - 18 - 2024** OWNER(S): **Ben Udell**
DEVELOPMENT: **Kraft 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 +/-**

17. CASE NUMBER: **SR - 26 - 2024** OWNER(S): **Ofi Chito Leslie Ford**
DEVELOPMENT: **McDonald's**
LOCATION: **3326 Allen Rd**
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: **N/A +/-** SQ FOOTAGE: **3700 +/-**

DEFERRED

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18. CASE NUMBER: **SR - 28 - 2024** OWNER(S): **West Creek Station LLC**
DEVELOPMENT: **West Creek Station Expansion**
LOCATION: **2180 Peachers Mill Road**
TAX MAP(S): **18I** PARCEL #(S): **A 4.00**
PROPOSED USE: **Multi-Family & Commercial**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **1.35 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-2 - General Commercial District**
OF UNITS: **8 +/-** SQ FOOTAGE: **4200 +/-**

19. CASE NUMBER: **SR - 29 - 2024** OWNER(S): **Jonathan Blick**
DEVELOPMENT: **Old Dover Road Storage**
LOCATION: **Corner of Oakwood Ln Wine Ln**
TAX MAP(S): **71** PARCEL #(S): **26.06**
PROPOSED USE: **Commercial**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **2.33 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **11,760 +/-**

20. CASE NUMBER: **SR - 30 - 2024** OWNER(S): **Holly Point, LLC**
DEVELOPMENT: **Lisenbee Fields Townhomes Phase II**
LOCATION: **South Dover East of Liberty Church Rd**
TAX MAP(S): **53** PARCEL #(S): **129**
PROPOSED USE: **Townhomes**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **14.64 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **8**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **180 +/-** SQ FOOTAGE: **N/A +/-**

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21. CASE NUMBER: SR - 31 - 2024 OWNER(S): Phillip Traylor
DEVELOPMENT: Phillip Traylor Property Phase III
LOCATION: 4575 Ashand City Road
TAX MAP(S): 109 PARCEL #(S): 73.00 & 70.00
PROPOSED USE: Retail/Warehouse
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: NUMBER OF ACRES: 6.24 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 15
ZONING: C-5 - Highway & Arterial Commercial District AG - Agricultural District
OF UNITS: N/A +/- SQ FOOTAGE: 9600 +/-

22. CASE NUMBER: SR - 32 - 2024 OWNER(S): Smile Train 1093FCB LLC
DEVELOPMENT: Scooter's Coffee Store # 1962
LOCATION: 1093 Ft. Campbell Blvd
Clarksville, TN 37043
TAX MAP(S): 054E PARCEL #(S): F 001.04
PROPOSED USE: Commercial drive-thru only coffee business
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.91 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7
ZONING: C-2 - General Commercial District
OF UNITS: N/A +/- SQ FOOTAGE: 664 +/-

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: **ABANDONMENT(S)**

- 23.** 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**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

DEFERRED

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- 24.** CASE NUMBER: **AB - 2 - 2024** OWNER(S): **A.J. Sanders , JR**
REQUEST: **Right of Way Abandonment - 16 ft wide unpaved Alley**
LOCATION: **Unimproved alley off of Bogard Ln between parcels 9.00 & 21.00 as shown of Tax Map 066B**
TAX MAP(S): **066B** PARCEL #(S): **B 00900**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

DEFERRED

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25. CASE NUMBER: AB - 3 - 2024 OWNER(S): John W. Beach
REQUEST: Right of Way Abandonment - Mary's Garden
LOCATION: 2809 Trough Springs Rd
TAX MAP(S): 063 PARCEL #(S): 032.01
REASON FOR REQUEST:
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 3.38 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: +/-

DEFERRED

VI. OTHER BUSINESS:

- A. Letter of Credit Release for Reynolds Right of Way Subdivision**
- B. Profit and Loss Statement**
- C. Review of Montgomery County 5 year Capital Improvement Plan**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: May 28, 2024

Time: 2:00 PM

Members Present

Richard Swift, Chairman
Valerie Guzman
Jeff Henley
Bill Kimbrough
Stacey Streetman
Joe Smith
Eric Huneycutt

Others Present

Jeff Tyndall
Brad Parker
Daniel Morris
Mike Reed, Clarksville Fire Dept
Chris Cowan, CSD
Joe Green, CSD
Ben Browder, Clarksville Gas & Water
Justin Crosby, City Building & Codes

Meeting was called to order at 2:00 PM

Approval of Minutes

Mr. Smith made a motion to approve the minutes from the April 23, 2024 Meeting. Mr. Kimbrough seconded. All others in favor and motion passed.

Announcements/Deferrals

Mr. Tyndall read into the record that cases, V-2-2024, S-20-2024, S-29-2024, S-31-2024, SR-18-2024, SR-26-2024, AB-1-2024 were deferred.

Mr. Huneycutt made a motion to approve the deferrals, Mr. Kimbrough seconded and all members were in favor.

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1. **CASE NUMBER: Z - 10 - 2024 APPLICANT(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

Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The proposed R-6 Single Family Residential Zoning request does not appear to be in character with the surrounding residential development pattern, nor does it appear to be the appropriate transition to the Commercial / Industrial Hybrid Land Use to the South.

The Future Land Use Opinion Map indicates that this property that this property is part of the Evergreen Cemetery & the immediate area adjacent to this request are identified as Suburban Neighborhood. The proposed

R-6 Single Family Residential Zoning Classification does not align with the intent of the future land use designation.

Roadway infrastructure improvements have been identified by the Clarksville Street Dept. as part of the request. The RPC Staff does have concern relative to the sensitive nature of the improvements in close proximity to the cemetery.

Chairman Swift opened up the public hearing

Chris Blackwell spoke in favor of the application

Commissioner Streetman asked Mr. Blackwell some questions

Mr. Blackwell deferred to his Engineer

Cal McKay spoke in favor of the application and responded to Commissioner Streetman's questions

Commissioner Smith asked Mr. McKay a question

Mr. McKay responded to the question

Commissioner Streetman asked a question of Mr. Tyndall

Mr. Tyndall responded to Commissioner Streetman's question

Commissioner Kimbrough asked a question of the Street Department

Joseph Green (CSD) answered Commissioner Kimbrough's question

Commissioner Guzman made a statement

Commissioner Streetman asked a question of Mr. Green

Mr. Green answered Commissioner Streetman's question

No one spoke against the request

Public Hearing was closed by the chairman

Commissioner Streetman made a motion for approval citing the “substantial upgrades the development would bring to the street and gas and water” seconded by Commissioner Huneycutt

The Chairman asked for a vote and the motion passed 4-2 with Commissioners Guzman and Kimbrough dissenting.

2. CASE NUMBER: Z - 21 - 2024 APPLICANT(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

Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This request does not align with the recommendation to preserve the industrial zoned property within the industrial park & planning area. The proposed C-5 zoning request displaces existing M-1 Light Industrial zoned property. When industrial zoned properties are displaced, future industrial uses/zones are pushed to areas that are likely not in character with their surroundings.

The future Land Use Opinion Map indicates that this area as a Commercial Industrial Hybrid.

The C-5 Highway & Arterial Zoning request does not align with the intent of the future land use designation. The property also does not have frontage along an arterial highway.

The current M-1 zoning designation is the correct zoning classification for the property & aligns with the Land Use Opinion Map. There also has not been a change within the area that was not anticipated in the present plan or a substantial change of character for the area that warrants a change of zoning classification.

Chairman Swift opened the public hearing

Larry Rocconi spoke in favor of the request and passed out some exhibits to the commissioners

Carlo Burzi spoke in favor of the request

No one spoke against the case

Chairman Swift closed the public hearing

Commissioner Streetman asked a question of Mr. Tyndall

Mr. Tyndall answered Commissioner Streetman's question

Commissioner Guzman made a motion for approval stating the need for and the fact that there are other restaurants in the area seconded by Commissioner Streetman

Motion passed 5-0 with Commissioner Kimbrough abstaining

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3. CASE NUMBER: Z - 22 - 2024 APPLICANT(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

Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This request is in alignment with the goal of prioritizing development of underutilized sites, in an area where Multi-family residential development is encouraged due to its proximity to commercial areas, transit & major roads.

This Future Land Use Opinion Map indicates that this area should be a Mixed Residential neighborhood. This request aligns with intent of a Mixed Residential Neighborhood & is in character with the surrounding development pattern.

Infrastructure is currently being improved in the area.

Commissioner Streetman asked a question and was answered by Mr. Tyndall

Chairman Swift opened the public hearing

Richard Garrett spoke in favor of the case

Mr. Tyndall asked Mr. Garrett a question which he answered

No one spoke against the case

Chairman Swift closed the public hearing

Commissioner Huneycutt made a motion for approval and Commissioner Henley seconded it.

The motion passed unanimously.

COUNTY ZONING CASES:

4. CASE NUMBER: CZ - 02 - 2024 APPLICANT(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

Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This request is located 2,485+/- feet from the center of the Commercial Reinvestment Node identified on the Future Land Use Map. While this property is near the identified Commercial Node, it is separated by nearly 2,000 +/- feet of residential land.

Commercial development should be paced from the center of the node out. At this point this application is premature and does not meet the goals & objectives of the Comprehensive Plan. Strip commercialization of traffic corridors should be discouraged.

Chairman Swift opened up the public hearing

No one was present to speak for the application

Edward Cruster spoke in opposition to the case

Chairman Swift closed the public hearing

Commissioner Smith made a motion for disapproval stating most houses in the county are on 1.5 acres and this is 1.2 acres, seconded by Commissioner Kimbrough and the motion for disapproval passed unanimously.

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5. **CASE NUMBER: CZ - 03 - 2024 APPLICANT(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 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
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: NUMBER OF ACRES: 3.44 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 15

Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This request is located within a Commercial Reinvestment Node identified on the Future Land Use Map. The C-5 Highway & Arterial Commercial zoning request is located along the Highway 12 / Ashland City Rd. and is an extension of an existing C-5 Zoning District.

Adequate infrastructure serves the site & no adverse environmental issue has been identified as part of this request.

Chairman Swift opened the public hearing

Brad Weakley spoke in favor of the case as the applicants engineer

No one spoke against the case

Chairman Swift closed the public hearing

Commissioner Kimbrough made a motion for approval stating its consistency with the Goals and Objectives of the Comprehensive Plan, Commissioner Guzman seconded it and the motion passed unanimously.

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6. CASE NUMBER: CZ - 04 - 2024 APPLICANT(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

Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This request is located within a Commercial Reinvestment Node identified on the Future Land Use Map. The C-5 Highway & Arterial Commercial zoning request is located along the Highway 149 Arterial at the River Road intersection.

Adequate infrastructure serves the site & no adverse environmental issue has been identified as part of this request.

Chairman Swift opened the public hearing

Terry Buckner spoke in favor of the request

No one spoke against the request

Chairman Swift closed the public hearing

Commissioner Smith made a motion for approval seconded by Commissioner Huneycutt. The motion passed unanimously.

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7. **CASE NUMBER: CZ - 05 - 2024 APPLICANT(S): Industrial Development Board**
REQUEST: AG - Agricultural District to M-1 - Light Industrial District
LOCATION: A parcel of land fronting on the south frontage of Dunlop Lane, 1,050 +/- feet east of the Dunlop Ln. & Michaela Cir. intersection.
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

Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The Future Land Use Opinion Map indicates that this area is intended for Commercial / Industrial Hybrid. The proposed M-1 Light Industrial aligns with the intent of the future land use designation.

Adequate infrastructure serves the site & no adverse environmental issue has been identified as part of this request.

Chairman Swift opened the public hearing

Josh Ward of the Industrial Development Board spoke in favor of the request

No one spoke against the request

Chairman Swift closed the public hearing

Commissioner Kimbrough made a motion for approval and Commissioner Smith seconded it.

The motion passed unanimously.

SUBDIVISION VARIANCE(S) CASES:

8. **CASE NUMBER: V - 2 - 2024 APPLICANT(S): Terrence Burney**
REQUEST: Variance Request 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
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 +/-

Case deferred at beginning of meeting.

Case deferred till next RPC meeting

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9. CASE NUMBER: V - 3 - 2024 APPLICANT(S): Patrick Murray
REQUEST: Variance Request Patrick's Point
LOCATION: South of Lawn St., east of Bradley St. & north of Dixon Dr.
TAX MAP(S): 0660 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 +/-

Staff presented the facts on the variance case

Chairman Swift opened the public hearing

Cal Burchett spoke in favor of the variance

Commissioner Smith asked a question

Mr. Burchett answered the question

Donny Farmer spoke against the variance

Chairman Swift closed the public hearing

Commission Kimbrough made a motion for approval and Commissioner Henley seconded it and it passed unanimously.

SUBDIVISION(S) CASES:

10. **CASE NUMBER: S - 20 - 2024 APPLICANT(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 +/-

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

The case was deferred to the next RPC meeting.

11. CASE NUMBER: S - 21 - 2024 APPLICANT(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): 0660 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 +/-

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the below condition(s): This Approval Recommendation is subject to variance approval.

- 1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 2. Approval of all utility plans by the Office of the Chief Utility Engineer.**
- 3. Approved electric plan as required by CDE Lightband.**

This item was pulled off the consent agenda by a member of the public
Brad Parker presented the staff's recommendation
Chairman Swift opened the public hearing
Cal Burchett spoke in favor of the case
Cynthia Murray Mimic spoke in favor of the case
No one spoke in opposition to the case
Chairman Swift closed the public hearing
Commissioner Kimbrough made a motion for approval based on the staff's recommendations,
seconded by Commissioner Henley and passed unanimously

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12. CASE NUMBER: S - 29 - 2024 APPLICANT(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 +/-

Case Deferred at start of meeting.

STAFF RECOMMENDATION: Defer for 30 days.

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13. **CASE NUMBER: S - 30 - 2024 APPLICANT(S):** Virgina James & Jason Feltner Family Foundation
REQUEST: Preliminary Plat (ROW Dedication) Approval of North Chesapeake Lane & Athletic Avenue 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 +/-

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval from the Clarksville Street Department for the traffic signal design and installation for signal at North Chesapeake Lane & Dunlop Lane before Final Plat approval.
2. Approval from the Clarksville Street Department for modifications to existing signal at Ted Crozier Boulevard & Athletic Way before Final Plat Approval.
3. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality, and driveway access locations to the public right-of-way.
4. Approval of all utility plans by the Office of the Chief Utility Engineer.
5. Written approval from RJ Corman Railroad.
6. Approved electric plan as required by CDE Lightband.

Approved on the Consent Agenda Item

14. CASE NUMBER: S - 31 - 2024 APPLICANT(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 +/-

This case was deferred for 30 days at the start of the meeting.

STAFF RECOMMENDATION: Defer for 30 days.

SITE REVIEW(S) CASES:

15. CASE NUMBER: SR - 18 - 2024 APPLICANT(S): Ben Udell

DEVELOPMENT: Kraft 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

OF UNITS: NA +/- SQ FOOTAGE: 1,583 +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Awaiting BOZA Approval for setback & parking variance.

16. CASE NUMBER: SR - 19 - 2024 APPLICANT(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

OF UNITS: +/- SQ FOOTAGE: 10,930 +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

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, to include road, traffic signal, and sidewalk improvements as required.
3. Approved electric plan required by CDE Lightband.

17. CASE NUMBER: SR - 20 - 2024 APPLICANT(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
OF UNITS: 16 +/- SQ FOOTAGE: +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

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, to include road and sidewalk improvements as required.
3. Approved electric plan required by CDE Lightband.
4. Approval of Fire Hydrant Location.

18. CASE NUMBER: SR - 21 - 2024 APPLICANT(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
OF UNITS: +/- SQ FOOTAGE: 5028 +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

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, to include road and sidewalk improvements as required.
3. Approved electric plan required by CDE Lightband.

19. CASE NUMBER: SR - 22 - 2024 APPLICANT(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
OF UNITS: 1 +/- SQ FOOTAGE: 8,361 +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

1. Approved electric plan required by CDE Lightband.

20. CASE NUMBER: SR - 23 - 2024 APPLICANT(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

OF UNITS: +/- SQ FOOTAGE: 6000 +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Department.
3. Sidewalk construction along Tiny Town Rd will be coordinated with Clarksville Street Department.
4. Approved electric plan required by CDE Lightband.

21. CASE NUMBER: SR - 24 - 2024 APPLICANT(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
OF UNITS: +/- SQ FOOTAGE: 6000 +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Department.
3. Approved electric plan required by CDE Lightband.

22. CASE NUMBER: SR - 25 - 2024 APPLICANT(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

OF UNITS: 1 +/- SQ FOOTAGE: 14000 +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Department.
3. Approved electric plan required by CDE Lightband.

23. CASE NUMBER: SR - 26 - 2024 APPLICANT(S): Ofi Chito Leslie Ford
DEVELOPMENT: McDonald's
LOCATION: 3326 Allen Rd
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
OF UNITS: +/- SQ FOOTAGE: +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

24. CASE NUMBER: SR - 27 - 2024 APPLICANT(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
OF UNITS: 1 +/- SQ FOOTAGE: 13,112 +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

1. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
2. Approval of all utility plans by the Office of the Chief Utility Engineer
3. Approved Electric Plan Required.

ABANDONMENT(S) CASES:

25. CASE NUMBER: AB - 1 - 2024 APPLICANT(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

Case deferred at the start of the meeting.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Verifying notification of affected parties.

Deferred to next RPC Meeting

VI. OTHER BUSINESS:

A. A-1-2024

B. City Capital Improvement

E. Profit and Loss Statement

Mr. Tyndall presented the annexation case A-1-2024

Chairman Swift opened the public hearing

Devin Daley spoke in favor of the annexation

No one spoke against the annexation

Chairman Swift closed the public hearing

Commissioner Streetman made a motion for approval seconded by Commissioner Kimbrough and passed unanimously with Commissioner Guzman abstaining

Mr. Tyndall presented the City of Clarksville 5 year Capital Improvement Plan for consideration to the Commissioners. There were no comments given. Commissioner Streetman made a motion for acceptance and Commissioner Guzman seconded with the motion passing unanimously.

Mr. Tyndall presented the monthly Profit and Loss statement for the RPC.

Commissioner Kimbrough made a motion for approval seconded by Commissioner Smith and passed unanimously.

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

John Comperry provided public comments

ATTEST: _____

Chairman Signature / Date