

AGENDA

October 29, 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: **September 24, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **November 5, 2024 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **November 7, 2024 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **November 4, 2024 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **November 12, 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 - 34 - 2024** OWNER(S): **Marvin Curtis Merrell**
REQUEST: **R-1 - Single-Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **A parcel of land fronting on the south frontage of Old Trenton Rd. 1,370 +/- feet west of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.**
TAX MAP(S): **041 O** PARCEL #(S): **F 028.00**
REASON FOR REQUEST: **We purchased a dilapidated single family home that we would like to demo and construct a duplex**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **.59 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**

- 2. CASE NUMBER: **Z - 36 - 2024** OWNER(S): **Austin Peay IV**
REQUEST: **R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District**
LOCATION: **The southeast corner of the Cumberland Dr. & Southern Pkwy. intersection**
TAX MAP(S): **079P** PARCEL #(S): **A 014.00**
REASON FOR REQUEST: **Speculative Retail / Office Development**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **1.33 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**

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

3. CASE NUMBER: Z - 37 - 2024 OWNER(S): Edwin R. Taylor

REQUEST: M-1 - Light Industrial District to C-2 - General Commercial District

LOCATION: Located off of Ashland City Road

TAX MAP(S): 080J PARCEL #(S): A 001.00

REASON FOR REQUEST: Building is more aligned with commercial use.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: .555 +/-

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

4. CASE NUMBER: Z - 38 - 2024 OWNER(S): Samuel R. Baggett

REQUEST: R-3 - Three Family Residential District to C-2 - General Commercial District LOCATION: Property located on the northern frontage of Adams Ct, approximately 130 feet west of the intersection of Adams Ct & Cumberland Dr

TAX MAP(S): 066K PARCEL #(S): H 035.00

REASON FOR REQUEST: This would extend the C-2 zone from the East. The rezone would allow for multi-family units to complement the commercial units on the owner adjoining property, as well as provide a residential transition between single family and commercial. CO. COMM.

DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .475 +/- GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

5. CASE NUMBER: Z - 39 - 2024 OWNER(S): Byard & Mabry Holdings LLC

REQUEST: AG - Agricultural District to R-5 - Residential District

LOCATION: A portion of a tract of land fronting on the north frontage of Ringgold Rd. 300 +/- feet east of the Ringgold Rd. & Brentwood Cir. intersection.

TAX MAP(S): 030 030 PARCEL #(S): 010.00 (p/o) 010.06 (p/o)

REASON FOR REQUEST: This zoning request has several components and constitutes our final plan for the subject property.

We have further refined our overall plan for Tailwater Meadows based on topography, building footprint analysis, and our acquisition of one additional parcel of land that currently has a mobile home on it. We have added a small (36 home) owner-occupied townhome component on the newly purchased tract. This will give us three housing types in the neighborhood, creating a wider range of affordability and better respond to the housing needs of military personnel and their families. There will be 28.97 acres of common area, predominantly located along Ringgold Creek. This will preserve the forest canopy and existing views for the homeowners and neighboring properties. There will also be community amenities such as playgrounds, pavilions and other features.

We have also set aside an area of frontage along Ringgold Creek for a proposed extension of the Clarksville Greenway. This tract abuts a portion of the old Tennessee Central Railroad right of way that is owned by the City of Clarksville and would provide a singular walking experience for the community. There is room for a parking area at the proposed trailhead, which would be located inside the neighborhood. We have been in consultation with the Clarksville Parks and Recreation Department

regarding the project.

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

6. CASE NUMBER: Z - 40 - 2024 OWNER(S): MSM Capital LLC
REQUEST: R-2 - Single-Family Residential District to R-4 - Multiple-Family Residential District
LOCATION: North of Needmore Rd, West of Teakwood Dr, North of and adjacent to Treeland Dr, South of and adjacent to Erie Dr
TAX MAP(S): 032 PARCEL #(S): 024.04
REASON FOR REQUEST: Not Listed
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: .9 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 02

7. CASE NUMBER: Z - 41 - 2024 OWNER(S): Exit 11 Properties , a Tennessee

General Partnership

REQUEST: C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District
LOCATION: A tract of land fronting on the southwest frontage of Hornbuckle Rd., 750 +/- feet northwest of the Hwy 76 & Hornbuckle Rd. intersection.
TAX MAP(S): 063 PARCEL #(S): 046.04 (p/o)
REASON FOR REQUEST: The subject property is currently under a Purchase and Sales Agreement. The intended use for the buyer is a John Deere Dealership. The dealership will not be open on weekends and has a proposed operating time ending at 5:00 PM on weekdays. there is an estimated 35 people that will be employed at the location and the budget for the project is estimated at 45,000,000.00. The proposed use should have little impact on the adjacent tracts. **CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10**
NUMBER OF ACRES: 19.89 +/- GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11

CASE TYPE: COUNTY ZONING

8. CASE NUMBER: CZ - 07 - 2024 OWNER(S): Katherine Sharp & David Sharp
REQUEST: O-1 - Office District to C-2 - General Commercial District
LOCATION: A parcel of land fronting on the west frontage of McAdoo Creek Rd. 675 +/- feet north of the McAdoo Creek Rd. & Poplar Hill intersection. **TAX MAP(S): 087 PARCEL #(S): 005.02**
REASON FOR REQUEST: Commercial / Warehouse space
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: NUMBER OF ACRES: 2.46 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11

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

9. CASE NUMBER: ZO - 2 - 2020 APPLICANT: Regional Planning Commission

REASON FOR REQUEST: Response to City Council request to extend the Madison Street Overlay up Hwy 76 to I-24

CASE TYPE: SUBDIVISION VARIANCE(S)

10. CASE NUMBER: V - 12 - 2024 OWNER(S): Richard Tucker

VARIANCE REQUEST:

LOCATION: South of and adjacent to the intersection of Anderson Drive and Highway 76, west of and adjacent to Jones Road.

ZONING: C-5 - Highway & Arterial Commercial District

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11

CORRESPONDING CASE: S-71-2024

WITHDRAWN

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)**

11. CASE NUMBER: S - 71 - 2024 OWNER(S): Richard Tucker
REQUEST: **Preliminary Plat Approval of Bent Tree**
LOCATION: **South of and adjacent to the intersection of Anderson Drive and Highway 76, west of and adjacent to Jones Road.**
TAX MAP(S): **081** PARCEL #(S): **009.00**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **20.70 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **7 +/-**

12. CASE NUMBER: S - 72 - 2024 OWNER(S): 3Tucksproperties, LP
REQUEST: **Preliminary Plat Approval of Longview Ridge Section 3 Cluster**
LOCATION: **Terminus of Daniel Johnson Way, extended to Red River.**
TAX MAP(S): **064** PARCEL #(S): **013.09**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **62.586 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **72 +/-**

DEFERRED

13. CASE NUMBER: S - 73 - 2024 OWNER(S): CJM Properties , LLC
REQUEST: **Preliminary Plat Approval of 125 Sango Dr**
LOCATION: **North of and adjacent to US Highway 41-A, east of and adjacent to Sango Dr.**
TAX MAP(S): **082** PARCEL #(S): **122.00**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **19.18 +/-**
GROWTH PLAN AREA: **UGB CIVIL DISTRICT : 11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **5 +/-**

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- 14. CASE NUMBER: S - 74 - 2024 OWNER(S): Ross Farms Development, LLC**
REQUEST: Replat Approval of Ross Farms Section 1B Lot 113
LOCATION: Approximately 230 feet south of the intersection of Powell Rd and Ross Farms Blvd, with frontage along Ross Farms Blvd.
TAX MAP(S): 057N PARCEL #(S): A 021.00
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 1.01 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: AG - Agricultural District
OF LOTS: 1 +/-

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

- 15. CASE NUMBER: SR - 37 - 2024 OWNER(S): Casey's General Stores Inc**
DEVELOPMENT: Casey's General Store
LOCATION: SW corner of Tiny Town Rd & Tobacco Rd
TAX MAP(S): 006 PARCEL #(S): 056.04
PROPOSED USE: Casey's General Store - Convenience Store
CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 2.59 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: C-2 - General Commercial District
OF UNITS: 1 +/- SQ FOOTAGE: 3219 +/-

DEFERRED

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- 16. CASE NUMBER: SR - 44 - 2024 OWNER(S): Kevin Strangman - Altra Federal Credit Union**
DEVELOPMENT: Altra Credit Union
LOCATION: 2280 Madison St
Clarksville, TN 37043
TAX MAP(S): 081H PARCEL #(S): B 003.00
PROPOSED USE: Bank
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.26 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: 1 +/- SQ FOOTAGE: 6967 +/-

DEFERRED

- 17. CASE NUMBER: SR - 57 - 2024 OWNER(S): Reach Holdings**
DEVELOPMENT: Holland Park
LOCATION: On Wilson Rd approximately 100' east of 2515 Wilson Rd & 1,000' west of Old Farmers Rd
TAX MAP(S): 081 PARCEL #(S): 039.00 (P/O)
PROPOSED USE: Restaurant and Retail
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 17.33 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-2 - General Commercial District R-5 - Residential District R-4 - Multiple-Family Residential District
OF UNITS: N/A +/- SQ FOOTAGE: 20879 +/-

- 18. CASE NUMBER: SR - 58 - 2024 OWNER(S): Chin Fa Yang**
DEVELOPMENT: Chin Fa Yang Development
LOCATION: Northeast of and adjacent to 131 Tiny Town Rd.
TAX MAP(S): 005M PARCEL #(S): A 021.01
PROPOSED USE: Speculative Retail
CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 0.531 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: N/A +/- SQ FOOTAGE: 3828 +/-

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19. CASE NUMBER: **SR - 59 - 2024** OWNER(S): **Saul Martinez**
DEVELOPMENT: **Rinconcito's Mexican Grill**
LOCATION: **1605 Ft. Campbell Blvd**
TAX MAP(S): **043B** PARCEL #(S): **A 013.00**
PROPOSED USE: **Restaurant**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.54**
+/-GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **1800 +/-**

DEFERRED

20. CASE NUMBER: **SR - 60 - 2024** OWNER(S): **Tri-Star Energy LLC**
DEVELOPMENT: **Needmore Road Retail**
LOCATION: **Southwest corner lot of Needmore Rd and Trenton Rd**

TAX MAP(S): **032** PARCEL #(S): **082.01**
PROPOSED USE: **Retail Center**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **8 +/-** SQ FOOTAGE: **11900 +/-**

21. CASE NUMBER: **SR - 61 - 2024** OWNER(S): **Welch Properties**
DEVELOPMENT: **Greenway Townhomes**
LOCATION: **490 Ringgold Rd**
TAX MAP(S): **030 030** PARCEL #(S): **041.00 042.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **6.66 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **40 +/-** SQ FOOTAGE: **33223 +/-**

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CASE TYPE: **ABANDONMENT(S)**

22. CASE NUMBER: AB - 4 - 2024 OWNER(S): Montgomery County Highway Dept
REQUEST: Partial Public Right of Way Abandonment of Underwood Rd.
LOCATION: A portion of Underwood Rd, approximately .52 miles. TAX MAP(S): 151
PARCEL #(S): 053.03 053.01
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD:
GROWTH PLAN AREA: RA
CIVIL DISTRICT : 20

23. CASE NUMBER: AB - 5 - 2024 OWNER(S): Montgomery County Highway Dept
REQUEST: Partial Right of Way Abandonment of Bales Rd.
LOCATION: A portion of Bales Rd, approximately .29 miles.
TAX MAP(S): 151 PARCEL #(S): 056.01 056.00
REASON FOR REQUEST:
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD:
GROWTH PLAN AREA: RA CIVIL DISTRICT : 20

VI. OTHER BUSINESS:

- A. Appeal of a CDRB Decision for DDR-14-2024 DEFERRED**
- B. Profit and Loss Statement**
- C. Approval of the 2025 Calendar**
- D. Consider initiating a zoning change to the properties in Option "C" as presented by the CDRB for the H-1 Historic Overlay**
- E. Review and adopt updated Purchasing Procedure.**

VII. PUBLIC COMMENT PERIOD: For Items not on the Agenda