

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

February 26, 2020

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: 1/29/2020

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 2/27/2020 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 3/5/2020 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 3/3/2020 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 3/9/2020 - 6:00 P.M.

1. CASE NUMBER: Z-6-2020 APPLICANT(S): Providence Builders, LLC AGENT: Jacquelyn Elliott

REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Whitfield Rd., 1,555+/- feet south of the Whitfield Rd. & Prewitt Ln. intersection.

TAX MAP(S): 042 PARCEL #: 008.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: To develop 6 lots in a growing area

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

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2. CASE NUMBER: Z-7-2020 APPLICANT(S): Rufus S. Johnson, III

REQUEST: MLUD Mixed Land Use District

to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Memorial Dr., 565 +/- feet west of the Memorial Dr. & Richaven Rd. intersection.

TAX MAP(S): 064 PARCEL #: 058.01 CIVIL DISTRICT: 11

REASON FOR REQUEST: The current zoning doesn't allow me to market and develop the property in a reasonable manner. Rezoning to C-2 has more flexibility and will allow this to occur. The intent of the project will not change much.

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 10

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

3. CASE NUMBER: Z-8-2020 APPLICANT(S): Iron Horse Belleglade LLC Contact: Lewis Whitley

REQUEST: R-4 Multiple-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south undeveloped frontage of Wallace Blvd., 3,000 +/- feet east of the Ft. Campbell Blvd. & Wallace Blvd. intersection.

TAX MAP(S): 006-P-F PARCEL #: 021.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To develop recreational vehicle park.

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 1

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4. CASE NUMBER: Z-9-2020 APPLICANT(S): Richard Tucker, Et Ux

REQUEST: C-5 Highway and Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Parkway Place, 445 +/- feet south of the Parkway Place & Stonecrossing Dr. intersection.

TAX MAP(S): 030 PARCEL #: 059.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: Proposed re-zoning fits surrounding properties

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 3

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5. CASE NUMBER: Z-10-2020 APPLICANT(S): Claudell B Wootton Living Trust William N Wootton

AGENT: Robert Mallory

REQUEST: O-1 Office District

to C-2 General Commercial District

LOCATION: Property fronting on the east frontage of Warfield Blvd. from the intersection of Warfield Blvd. & Warfield Blvd Ct. south to the intersection of Warfield Blvd. & Rossview Rd.

TAX MAP(S): 040 PARCEL #: 032.02 & 032.04 CIVIL DISTRICT: 6

REASON FOR REQUEST: This is an extension of the existing zone classification from the north and west. The change would give the developer the option for a mixed use application.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

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

6. CASE NUMBER: Z-11-2020 APPLICANT(S): Rex Hawkins

REQUEST: C-5 Highway and Arterial Commercial District

to C-2 General Commercial District

LOCATION: Property located south of Arrowood Drive, west of Quin Lane, North of Cunningham Lane & east of Panorama Drive.

TAX MAP(S): 043 PARCEL #: 001.12 p/o CIVIL DISTRICT: 3

REASON FOR REQUEST: Ideal mixed use location

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

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7. CASE NUMBER: ZO-1-2020 APPLICANT(S): Regional Planning Commission

REQUEST: Text Amendment - Removing appeals from Regional Historic Zoning Commission to City Council

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8. CASE NUMBER: CZ-2-2020 APPLICANT(S): Mathieu Poag AGENT: Andy Wyatt

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property fronting on the north frontage of Antioch Rd., 1,600 +/- feet east of the Palmyra Rd. & Antioch Rd. intersection.

TAX MAP(S): 113 PARCEL #: 003.00 CIVIL DISTRICT: 18

REASON FOR REQUEST: Property has existing home on it and this will bring to property into conformance with zoning

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

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9. CASE NUMBER: CZ-3-2020 APPLICANT(S): Alfred Jones

REQUEST: R-3 Two and Three Family Residential District

to EM-1 Single Family Mobile Home Estate District

LOCATION: Properties directly east of the Guthrie Rd. & Johnson St. intersection & west of Batchelor St.

TAX MAP(S): 011-F-A PARCEL #: 014.00 & 023.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: Zone change required to allow for placement of a mobile home on the property

CO. COMM DISTRICT: 19 CITY COUNCIL WARD: N/A

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-10-2020 APPLICANT: CAMCOR HOMES, LLC  
REQUEST: Minor Plat Approval of CAMCOR HOMES LLC PROPERTY HILL LANE LOTS 1-3  
LOCATION: North of Trough Springs Road, east of and adjacent to Hill Lane, approximately 583' north and east of the intersection of Trough Springs Road and Hill Lane.  
MAP: 083 PARCEL: 007.02 ACREAGE: 5.999  
# OF LOTS: 3 CIVIL DISTRICT(S): 5  
ZONING: AG  
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2. CASE NUMBER: S-11-2020 APPLICANT: BILL MACE/MAIN ST INVESTMENTS GP  
REQUEST: Replat Approval of REPLAT OF TIMBER SPRINGS SECTION 3 LOTS 226 - 228 & OPEN SPACE  
LOCATION: At the current terminus of Colston Drive 2265, 2268, & 2269 Colston Drive.  
MAP: 017P PARCEL: D 034.00, 034.01 ACREAGE: 1.16  
# OF LOTS: 3 CIVIL DISTRICT(S): 2  
ZONING: R-2  
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3. CASE NUMBER: S-12-2020 APPLICANT: MAINSTREET INVESTMENTS, TN GP  
REQUEST: Preliminary Plat Approval of TIMBER SPRINGS SECTION 4 (CLUSTER)  
LOCATION: South of Hazelwood Road, north of the 101st Airborne Division Parkway, west of Trenton Road, west of and adjacent to the current terminus of Timberdale Drive.  
MAP: 017 PARCEL: 053.02 ACREAGE: 49.40  
# OF LOTS: 80 CIVIL DISTRICT(S): 2  
ZONING: R-2 cluster  
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4. CASE NUMBER: S-13-2020 APPLICANT: SANGO RETAIL PARTNERS  
REQUEST: Replat Approval of REPLAT OF SANGO SQUARE PARCEL 2  
LOCATION: 920 Highway 76  
MAP: 063 PARCEL: 038.00 ACREAGE: 8.42  
# OF LOTS: 2 CIVIL DISTRICT(S): 11  
ZONING: C-4/C-5  
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**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-14-2020 APPLICANT: WILLIAM BELEW  
REQUEST: Preliminary Plat Approval of WEST FORK SECTION 1 (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: 35.33  
# OF LOTS: 104 CIVIL DISTRICT(S): 2  
ZONING: R-1

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6. CASE NUMBER: S-15-2020 APPLICANT: HAYES AND ASSOCIATES  
REQUEST: Preliminary Plat Approval of OAK PLAINS ESTATES  
LOCATION: South of Old Clarksville Pike, east of Ashland City Road, west of Oak Plains Road, west of and adjacent to Old Oak Plains Road, approximately 350' north and west of the intersection of Oak Plains Road and Old Oak Plains Road.  
MAP: 126 PARCEL: 066.00 ACREAGE: 52.08  
# OF LOTS: 30 CIVIL DISTRICT(S): 14 ZONING: AG

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7. CASE NUMBER: S-16-2020 APPLICANT: C. BLACKWELL CONSTRUCTION  
REQUEST: Preliminary Plat Approval of DUNBAR SECTION 3 (CLUSTER)  
LOCATION: North of Dunbar Cave Road, south of Rossview Road, east of Basham Lane, at the western terminus of Wingfield Drive.  
MAP: 057 PARCEL: 076.01 ACREAGE: 11.86  
# OF LOTS: 29 CIVIL DISTRICT(S): 6  
ZONING: R-1A

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

1. CASE NUMBER: SR-3-2020      APPLICANT: NONPROFIT HOUSING AUTHORITY NANCY KING  
AGENT: W. SCOTT WILLIAMS  
DEVELOPMENT: MADISON WAY APARTMENTS  
PROPOSED USE: MULTIFAMILY APARTMENTS  
LOCATION: MADISON STREET  
MAP: 081, 113.00 (P/O)      ACREAGE: 8.5      CIVIL DISTRICT: 11

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2. CASE NUMBER: SR-4-2020      APPLICANT: JOHN HADLEY  
AGENT: CAL BURCHETT  
DEVELOPMENT: ENTERPRISE FLEET RENTAL AND AIRGAS USA FLEET MAINTENANCE  
PROPOSED USE: FLEET MAINTENANCE AND RENTAL  
LOCATION: 174 TERMINAL ROAD  
MAP: 032, 109.00      ACREAGE: 4.10      CIVIL DISTRICT: 2 & 6

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3. CASE NUMBER: SR-5-2020      APPLICANT: BJ PROPERTIES  
AGENT: CAL BURCHETT  
DEVELOPMENT: VILLAS AT HERITAGE POINT  
PROPOSED USE: MULTIFAMILY  
LOCATION: 580 HERITAGE POINT DR  
MAP: 008, 013.06      ACREAGE: 5.8      CIVIL DISTRICT: 2

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

2/26/2020

- 4. CASE NUMBER: SR-6-2020      APPLICANT: DENNIS PROPERTIES LLC  
AGENT: CAL BURCHETT  
DEVELOPMENT: DENNIS CONCRETE  
PROPOSED USE: CONTRACTOR OFFICE WITH STORAGE  
LOCATION: 140 KENDER RHEA CT  
MAP: 081-L-B-021.00      ACREAGE: 5.53      CIVIL DISTRICT: 11

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- 5. CASE NUMBER: SR-7-2020      APPLICANT: REACH HOLDINGS LLC  
AGENT: CAL BURCHETT  
DEVELOPMENT: ELEVEN EAST  
PROPOSED USE: SINGLE AND MULTIFAMILY, MIXED RETAIL  
LOCATION: HORNBUCKLE ROAD  
MAP: 063,022.00      ACREAGE: 7.44      CIVIL DISTRICT: 11

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**VII. OTHER BUSINESS:**

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. OTHER BUSINESS