

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**April 29, 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: 2/26/2020 AND SPECIAL CALLED MEETING OF 4/6/2020**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/30/2020 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/7/2020 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/4/2020 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 5/11/2020 - 6:00 P.M.**

1. CASE NUMBER: Z-10-2020 APPLICANT(S): Claudell B Wootton Living Trust William N Wootton  
AGENT: Robert Mallory  
REQUEST: O-1 Office District / O-1 Office District

to C-2 General Commercial District / R-2 Single-Family Residential 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. & Rossvie 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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2. CASE NUMBER: Z-12-2020 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:

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10

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

3. CASE NUMBER: Z-13-2020 APPLICANT(S): William Peacher AGENT: Clear Sky  
REQUEST: R-1 Single-Family Residential District

to R-5 Residential District

LOCATION: Property located on the east and north frontage of Old Trenton Rd., south of the Atlantic Blvd. & Old Trenton Rd. intersection, east of the West Dr., Nolen Rd., & Old Trenton Rd., intersection.

TAX MAP(S): 056 PARCEL #: 064.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To provide an affordable towhome development with common open space to be used by the development and a homeowners association per the R-5 zoning regulations. The R-5 zoning will provide an appropriate transition between the existing single family zoning across Old Trenton Rd.

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

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CASE NUMBER: Z-15-2020 APPLICANT(S): Reda Home Builders, Inc.

4. REQUEST: R-3 Three-Family Residential District  
to C-2 General Commercial District

LOCATION: Property fronting on the west frontage of Shelby Street, 315 +/- feet north of the Providence Blvd. & Shelby St. intersection.

TAX MAP(S): 054E PARCEL #: 021.02 B CIVIL DISTRICT: 7

REASON FOR REQUEST: At this time half of the lot is C-2 & the other half is R-3. We would like to have the property all zoned C-2.

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4

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

5. CASE NUMBER: Z-16-2020 APPLICANT(S): Welch / Kimbrough AGENT: John Hadley

REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the west frontage of S. Riverside Drive, 140 +/- feet south of the S. Riverside Dr. & Dean Dr. intersection.

TAX MAP(S): 079 PARCEL #: 009.00 CIVIL DISTRICT: 12th

REASON FOR REQUEST: Tenant would like to sell & service boats. The same as the previous two users.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7

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6. CASE NUMBER: CZ-4-2020 APPLICANT(S): Rick Reda

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: North of Ogburn Chapel Rd, East of Double R. Blvd. & West of Morning Star Dr.

TAX MAP(S): 077 PARCEL #: 011.00 & 012.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: The reason of the request is to develop a residential subdivision. The zoning change would be an extension of the existing zoning classification.

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

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7. CASE NUMBER: CZ-5-2020 APPLICANT(S): Syd Hedrick AGENT: Hailee Vander Veen

REQUEST: AG Agricultural District

**WITHDRAWN**

to AGC Agricultural Commercial District

LOCATION: Property fronting on the north frontage of Old Highway 48, 1,400 +/- feet northwest of the Old Highway 48 & Grays Chapel Rd. intersection.

TAX MAP(S): 148 PARCEL #: 021.03 p/o CIVIL DISTRICT: 22

REASON FOR REQUEST: I am requesting a zone change to operate a small dog training business. Two separate buildings would be built on the lot. The first would house the training dogs (no more than 3-4 dogs at a time), and a second caretaker building placed further behind

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

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

8. CASE NUMBER: CZ-6-2020 APPLICANT(S): Roger D. Perry, Jr.

REQUEST: R-1 Single Family Residential District  
to C-2 General Commercial District

LOCATION: Property fronting on the north frontage of Highway 12, 935 +/- feet east of the Highway 12 & Hickory Point Rd. intersection

TAX MAP(S): 088 PARCEL #: 072.00 p/o CIVIL DISTRICT: 11

REASON FOR REQUEST: This is an extension of the existing zoning classification from the south. this would allow the owner to have commercial options including his lawn / landscape equipment sales & repair.

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

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9. CASE NUMBER: CZ-7-2020 APPLICANT(S): Kurtis Harshaw

REQUEST: AG Agricultural District  
to AGC Agricultural Commercial District

LOCATION: Property fronting on the south frontage of Jim Kim Road, 2,150 +/- feet west of the Jim Kim Road & Highway 13 intersection.

TAX MAP(S): 141 PARCEL #: 048.02 CIVIL DISTRICT: 20th

REASON FOR REQUEST: I would like to use the property for a small engine repair shop.

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

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V. SUBDIVISIONS:

*All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and 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:*

1. CASE NUMBER: S-14-2020 APPLICANT: WILLIAM BELEW  
REQUEST: Preliminary Plat Approval of CARDINAL CREEK SECTION 1 (CLUSTER) (PREVIOUSLY WEST FORK SECTION 1)  
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: 42.34  
# OF LOTS: 104 CIVIL DISTRICT(S): 2 ZONING: R-1  
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2. CASE NUMBER: S-20-2020 APPLICANT: DOUBLE BOGEY PARTNERS  
REQUEST: Preliminary Plat Approval of REYNOLDS STREET ROW  
LOCATION: North of Madison Street, south of and adjacent to Dodd St, East of and adjacent to Reynolds Street.  
MAP: 066E PARCEL: M 001.00, 002.00 & 003.00 ACREAGE: 0.75  
# OF LOTS: 8 CIVIL DISTRICT(S): 12  
ZONING: R-6  
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3. CASE NUMBER: S-21-2020 APPLICANT: CHRIS BLACKWELL  
REQUEST: Preliminary Plat Approval of LIBERTY PARK SECTION 6 (CLUSTER) & CHRIS BLACKWELL PROPERTY BUTTS DRIVE LOTS 1 & 2  
LOCATION: North of Dover Road, west of Paul B Huff Pkwy, east of Mutual Drive, at the northern terminus of Butts Drive and eastern terminus of Variance Drive.  
MAP: 053 PARCEL: 006.03 ACREAGE: 11.88  
# OF LOTS: 23 CIVIL DISTRICT(S): 8 ZONING: R-1  
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4. CASE NUMBER: S-23-2020 APPLICANT: ANDY WINN  
REQUEST: Preliminary Plat Approval of MEADOWLAND SECTION 3  
LOCATION: South of Trough Springs Road, north of Interstate 24, east of Durham Road, west of Dixie Bee Road, at the north terminus of Memory Lane.  
MAP: 083 PARCEL: 049.01 ACREAGE: 20.51  
# OF LOTS: 4 CIVIL DISTRICT(S): 5  
ZONING: AG  
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**V. SUBDIVISIONS (CONT.):**

- 5. CASE NUMBER: S-24-2020 APPLICANT: GORDON SEAY  
REQUEST: Preliminary Plat Approval of AUTUMNWOOD FARMS SECTION 5  
LOCATION: South of Tiny Town Road, east of Needmore Road, north of Hazelwood Road, east of Trenton Road, at the north terminus of Autumnwood Blvd.  
MAP: 018 PARCEL: 016.00 ACREAGE: 31.80  
# OF LOTS: 80 CIVIL DISTRICT(S): 2  
ZONING: R-2  
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- 6. CASE NUMBER: S-25-2020 APPLICANT: GORDON SEAY  
REQUEST: Revised Preliminary Plat Approval of AUTUMNWOOD SECTION 13  
LOCATION: East of Tower Drive, west of Jockey Drive, South of and adjacent to Tiny Town Road, east of and adjacent to the terminus of Caroline Drive.  
MAP: 018 PARCEL: 016.00 ACREAGE: 26.63  
# OF LOTS: 42 CIVIL DISTRICT(S): 2  
ZONING: R-4, C-1 & C-5  
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- 7. CASE NUMBER: S-26-2020 APPLICANT: REDA HOME BUILDERS INC.  
REQUEST: Preliminary Plat Approval of LOTS OF COOPER CREEK  
LOCATION: East of Poplar Springs Road, north of Lylewood Road, south of Blooming Grove Road, west of and adjacent to Cooper Creek Road, approximately 380 feet north of the intersection of Lylewood Road and Cooper Creek Road.  
MAP: 094 PARCEL: 003.00 (portion) ACREAGE: 15.05  
# OF LOTS: 9 CIVIL DISTRICT(S): 9 ZONING: AG  
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- 8. CASE NUMBER: S-30-2020 APPLICANT: JOHN S FRAZIER  
REQUEST: Minor Plat Approval of FRAZIER FARM  
LOCATION: South of Ashland City Rd, east of and adjacent to Hickory Point Rd, approximately 400 feet north and east of the intersection of Ryan Rd and Hickory Point Rd.  
MAP: 088 PARCEL: 155.00 ACREAGE: 13.73  
# OF LOTS: 10 CIVIL DISTRICT(S): 15  
ZONING: E-1A/R-1  
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**V. SUBDIVISIONS (CONT.):**

9. CASE NUMBER: S-32-2020 APPLICANT: VERNON WEAKLEY  
REQUEST: Preliminary Plat Approval of HAND ESTATES SECTION 4  
LOCATION: West of the Purple Heart Parkway, south of Garrettsburg Road, north of Lafayette Road, west of Wofford Drive, west of and adjacent to the terminus of Kendall Drive.  
MAP: 029 PARCEL: 065.00 ACREAGE: 10.5  
# OF LOTS: 25 CIVIL DISTRICT(S): 3  
ZONING: R-1

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10. CASE NUMBER: S-33-2020 APPLICANT: HARTLEY HILLS TGP  
REQUEST: Revised Preliminary Approval of HARTLEY HILLS SECTION 3  
LOCATION: East of Interstate 24, west and north of Dunlop Lane, South of and adjacent to Charles Bell Road, approximately 480 feet west of the intersection of Charles Bell Road and Hartley Drive.  
MAP: 033 PARCEL: 011.00 ACREAGE: 39.05  
# OF LOTS: 61 CIVIL DISTRICT(S): 6  
ZONING: R-1

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11. CASE NUMBER: S-34-2020 APPLICANT: SINGLETARY CONSTRUCTION LLC  
REQUEST: Preliminary Plat Approval of ALLEN FARMS SECTION 1 (CLUSTER) AND ALLEN FARMS SECTION 2 AND 3 AND MASTER PLAN  
LOCATION: East of and adjacent to Peachers Mill Road, south of and adjacent to West Boy Scout Road, north of and adjacent to Allen Griffey Road  
MAP: 018 PARCEL: 035.00 & 035.02 ACREAGE: 90.1  
# OF LOTS: 295 CIVIL DISTRICT(S): 3 ZONING: R-2

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12. CASE NUMBER: S-35-2020 APPLICANT: REX HAWKINS  
REQUEST: Preliminary Plat Approval of CUNNINGHAM PLAZA  
LOCATION: West of Fort Campbell Boulevard, south of and adjacent to Arrowwood Drive, north of and adjacent to Cunningham Lane, adjacent to the current terminus of Quin Lane and Panorama Drive.  
MAP: 043 PARCEL: 001.12 ACREAGE: 51.81  
# OF LOTS: 82 CIVIL DISTRICT(S): 3  
ZONING: C-2

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**V. SUBDIVISIONS (CONT.):**

13. CASE NUMBER: S-36-2020 APPLICANT: TED WOOTTON

REQUEST: Minor Plat Approval of VIRGINIA HILLS SECTION F LOTS 106 & 107

LOCATION: South of Bellamy Lane, north of Rossvie Rd, east of and adjacent to Warfield Blvd, at the west terminus of Bristol Ct.

MAP: 040 PARCEL: 032.04 ACREAGE: 0.85

# OF LOTS: 2 CIVIL DISTRICT(S): 6

ZONING: O-1

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

***All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and 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:***

- 1. CASE NUMBER: SR-8-2020      APPLICANT: VRK PROPERTIES LLC  
AGENT: CAL BURCHETT  
DEVELOPMENT: VRK RETAIL NEW SOUTH DRIVE  
PROPOSED USE: RETAIL  
LOCATION: 1021 HWY 76/MLK BLVD  
MAP: 063P-C-005.00      ACREAGE: 1.54      CIVIL DISTRICT: 11

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- 2. CASE NUMBER: SR-9-2020      APPLICANT: WILLIAM BELEW JR  
AGENT: CAL BURCHETT  
DEVELOPMENT: AUTUMN CREEK COMMERCIAL  
PROPOSED USE: OFFICE/WAREHOUSE  
LOCATION: E. BOY SCOUT RD  
MAP: 018, 022.08      ACREAGE: 5.81      CIVIL DISTRICT: 2

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- 3. CASE NUMBER: SR-10-2020      APPLICANT: GREG GUINN  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: QUEEN CITY MAINTENANCE BUILDING  
PROPOSED USE: PRIVATE MAINTENANCE BUILDING & FUELING STATION/PAD  
LOCATION: 1300 TYLERTOWN RD  
MAP: 008, 009.01      ACREAGE: 4.62      CIVIL DISTRICT: 2

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

4/29/2020

4. CASE NUMBER: SR-11-2020 APPLICANT: P&M INVESTMENT CO, LLC C/O PETER PARK  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: BRCC CLARKSVILLE, TN  
PROPOSED USE: RESTAURANT  
LOCATION: 2570 WILMA RUDOLPH BLVD  
MAP: 041-F-A-013.00 & 014.00 ACREAGE: 0.96 CIVIL DISTRICT: 6

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5. CASE NUMBER: SR-12-2020 APPLICANT: KATHERINE SHARP  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: SHARP HAIR SALON  
PROPOSED USE: HAIR SALON  
LOCATION: 290 MCADOO CREEK ROAD  
MAP: 087,005.02 ACREAGE: 2.50 CIVIL DISTRICT: 11

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6. CASE NUMBER: SR-13-2020 APPLICANT: RICHARD COLLINS  
AGENT: BRAD WEAKLEY  
DEVELOPMENT: BATTS LANE MULTI-FAMILY  
PROPOSED USE: MULTI-FAMILY  
LOCATION: 1909 BATTS LANE  
MAP: 030-I-H-001.00 ACREAGE: 1.05 CIVIL DISTRICT: 3

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

4/29/2020

7. CASE NUMBER: SR-14-2020 APPLICANT: LPIC, TN LLC

AGENT: J. CHRIS FIELDER

DEVELOPMENT: LPIC TN, LLC

PROPOSED USE: WAREHOUSE/DISTRIBUTION

LOCATION: 130 LIFES GOOD WAY

MAP: 015, 003.01 (P/O) ACREAGE: 30.00 CIVIL DISTRICT: 1

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8. CASE NUMBER: SR-15-2020 APPLICANT: PATRICIA AND RONALD FUQUA

AGENT: KEVIN LEE HOUSTON SMITH

DEVELOPMENT: PROVIDENCE PLAZA

PROPOSED USE: RETAIL

LOCATION: 151 B STREET

MAP: 055I-F-001.00 & 001.01 ACREAGE: 2.1 CIVIL DISTRICT: 7

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**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS STATEMENT AND BUDGET TO ACTUAL

B. FY 2021 BUDGET

C. DR. WALKER RESOLUTION OF APPRECIATION

D. APPOINTMENT TO COMMON DESIGN REVIEW BOARD

E. OTHER BUSINESS