

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

June 24, 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: 5/27/2020 / EXEC. COMMITTEE 4/22/2020 & 6/4/2020

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/25/2020 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/2/2020 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/6/2020 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 7/13/2020 - 6:00 P.M.

1. CASE NUMBER: Z-17-2020 APPLICANT(S): Tupeno Partnership

REQUEST: R-1 Single-Family Residential District

to R-2 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Martin Luther King, Jr. 1,200 +/- feet west of the Martin Luther King, Jr. & Old Farmers Rd. intersection & also fronting on the northern terminus of Wesson Dr.

TAX MAP(S): 081 PARCEL #: 002.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To allow for single family development.

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

2. CASE NUMBER: Z-19-2020 APPLICANT(S): Hayes Property Of Clarksville LP AGENT: Daniel Chambers (Quiktrip Corporation)

REQUEST: AG Agricultural District / R-1 Single-Family Residential District

to C-4 Highway Interchange District

LOCATION: Property located at the northwest corner of Interstate 24 & Rossvie Road (SR237)

TAX MAP(S): 057 PARCEL #: 016.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: To allow for commercial development of property.

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

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

3. CASE NUMBER: Z-20-2020 APPLICANT(S): Carol Stevens AGENT: Derrick Stevens

REQUEST: R-1 Single-Family Residential District
to R-3 Three Family Residential District

LOCATION: Property fronting on the east frontage of West Thompkins Lane at the southern terminus of West Thompkins Lane.

TAX MAP(S): 080-H-E PARCEL #: 008.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Requesting a zone change to R-3 Three Family Residential District.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

4. CASE NUMBER: Z-21-2020 APPLICANT(S): Faith Investments C/O Chris Blackwell

REQUEST: AG Agricultural District
to R-4 Multiple-Family Residential District

LOCATION: Property located on the east frontage of N. Whitfield Rd. 500 +/- feet north of the N. Whitfield Rd. & Needmore Rd. intersection.

TAX MAP(S): 031 PARCEL #: 017.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To develop a small multifamily infill development. The size and shape of the property as well as access restrictions to Whitfield limits the feasibility of a single family development.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9

5. CASE NUMBER: Z-22-2020 APPLICANT(S): Chris Blackwell

REQUEST: R-2 Single-Family Residential District
to R-6 Single-Family District

LOCATION: Property fronting on the west frontage of Edmondson Ferry Rd. 360 +/- feet south of the Edmondson Ferry Rd. & Edmondson Ferry Ct. intersection.

TAX MAP(S): 079-K-B PARCEL #: 024.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To allow for a more dense single family infill development. Current zoning and plans allow for 18 homes. R-6 will allow for 10 additional homes with same amount of public maintained infrastructure.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

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

6. CASE NUMBER: Z-23-2020 APPLICANT(S): W.m. Hoosier AGENT: Todd Morris

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: Property located at the western terminus of Prewitt Lane.

TAX MAP(S): 042 PARCEL #: 015.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Development of single family housing

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

7. CASE NUMBER: CZ-9-2020 APPLICANT(S): Allensworth Farm Partner, LLC John And Mary

Allensworth AGENT: Larry B Watson

REQUEST: AG Agricultural District
to M-2 General Industrial District

LOCATION: South of Guthrie Highway, east of International Blvd, north of Charles Bell Rd. & west of Hampton Station Rd.

TAX MAP(S): 016 , 033, 034 PARCEL #: 008.00 p/o, 01001, 00100

CIVIL DISTRICT: 1 & 2

REASON FOR REQUEST: The Clarksville-Montgomery County IDB has entered into an option agreement to purchase the Allensworth Farm and surrounding parcels. The IDB has received considerable interest for fail-served sites 7-200 acres.

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

8. CASE NUMBER: CZ-10-2020 APPLICANT(S): Sunilkumar Aronagiri Kani Sunil AGENT: Joel D

Ragland Goble & Yow, PLLC
REQUEST: R-1 Single Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Highway 41-A South, 1600 +/- feet east of the Highway 41-A South & Quail Hollow Rd. intersection.

TAX MAP(S): 082 PARCEL #: 211.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Property owner desires to utilize the front portion of the parcel for the construction and operation of a building for his dental practice.

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

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

9. CASE NUMBER: CZ-11-2020 APPLICANT(S): Christine Oliver AGENT: DBS & Assoc
Houston Smith

REQUEST: AG Agricultural District
to R-1 Single Family Residential District

LOCATION: Property located at the southeast corner of the Kirkwood Road & Buck Road intersection.

TAX MAP(S): 034 PARCEL #: 023.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: Development of single family housing

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

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:

WITHDRAWN

- 1. 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

- 2. CASE NUMBER: S-47-2020 APPLICANT: MAINSTREET INVESTMENTS, TN GP
 REQUEST: Revised Preliminary Plat Approval of TIMBER SPRINGS SECTION 4 (REVISED PRELIMINARY) 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 (portion) ACREAGE: 41.45
 # OF LOTS: 101 CIVIL DISTRICT(S): 2 ZONING: R-2 CLUSTER

- 3. CASE NUMBER: S-49-2020 APPLICANT: CHARLES AND JOHNNY CLARDY
 REQUEST: Preliminary Plat Approval of DUNBAR SECTION 4 (CLUSTER)
 LOCATION: West of Interstate 24, south of Rossvie Road, east of Basham Lane, north of and adjacent to Dunbar Cave Road, approximately 700 feet east of the intersection of Dunbar Cave Road and Basham Lane.
 MAP: 057 PARCEL: 074.00 & 074.01 ACREAGE: 16.32
 # OF LOTS: 41 CIVIL DISTRICT(S): 6 ZONING: R-1 CLUSTER

- 4. CASE NUMBER: S-50-2020 APPLICANT: BRISTOL RIDGE APARTMENTS, LLC
 REQUEST: Preliminary Plat Approval of NEPTUNE DRIVE RIGHT OF WAY DEDICATION
 LOCATION: South of Highway 76, west of N. Woodson Road, north of Interstate 24, approximately 1,200 feet east of the South Gateway Plaza Boulevard and Highway 76 intersection.
 MAP: 063 PARCEL: 067.00 ACREAGE: 0.46
 #OF LOTS: 0 CIVIL DISTRICT(S): 11 ZONING: C-2, C-4, C-5

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

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- 1. CASE NUMBER: SR-19-2020 APPLICANT: BILL BELEW
AGENT: CAL BURCHETT
DEVELOPMENT: BRISTOL RIDGE APARTMENTS, PHASES 2 & 3
PROPOSED USE: MULTIFAMILY
LOCATION: SOUTH GATEWAY PLAZA BLVD
MAP: 063,067.00 & 067.02 ACREAGE: 31.88 CIVIL DISTRICT: 11

- 2. CASE NUMBER: SR-20-2020 APPLICANT: NICHOLAS CONSTRUCTION LLC
AGENT: HOUSTON SMITH
DEVELOPMENT: 1216 FRANKLIN STREET WAREHOUSE
PROPOSED USE: WAREHOUSE/STORAGE
LOCATION: 1216 FRANKLIN STREET
MAP: 066-E-C-012.00 ACREAGE: 0.28 CIVIL DISTRICT: 11

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. EXTEND STAFF APPROVAL OF FINAL SUBDIVISIONS THROUGH JULY
- C. UPDATE ON GUN RANGES IN M-2 ZONES
- D. DISCUSSION ON SUBDIVISION REGULATIONS UPDATE