

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

July 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: 6/24/2020

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/30/2020 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/6/2020 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/3/2020 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 8/10/2020 - 6:00 P.M.

1. 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

2. 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

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

3. CASE NUMBER: Z-24-2020 APPLICANT(S): Joe Roberts AGENT: Cal Burchett Mckay, Burchett & Company

REQUEST: R-3 Three-Family Residential District
to R-6 Single-Family District

LOCATION: Property located at the southwest corner of the Old Ashland City Rd. & Martha Ln. intersection.

TAX MAP(S): 080-F-A PARCEL #: 007.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: For redevelopment into 6-7 single family homes. Existing structure has sustained irreparable flood damage and is non-conforming in R-3 district

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

4. CASE NUMBER: Z-25-2020 APPLICANT(S): Syd Hedrick AGENT: Syd Hedrick

REQUEST: R-3 Three-Family Residential District
to R-6 Single-Family District / R-4 Multiple-Family Residential District

LOCATION: Property fronting on the north frontage of Woodmont Blvd. 525 +/- feet west of the Greenwood Ave. & Woodmont Blvd. intersection.

TAX MAP(S): 079-C-C PARCEL #: 027.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Highest and best use indicates that an R-6 zoning along Woodmont Blvd will support the single family feel along the frontage while the rear is adjacent to multi-family and offers alternate access and ample area to best utilize the excess portion of the property.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

5. CASE NUMBER: Z-26-2020 APPLICANT(S): Mary Davis Holt AGENT: Bobby Powers Greenspace Partners

REQUEST: C-5 Highway and Arterial Commercial District
to R-6 Single-Family District / R-2 Single-Family Residential District

LOCATION: Property located at the southwest corner of the Ashland City Road and Avondale Drive intersection

TAX MAP(S): 079 PARCEL #: 025.06 CIVIL DISTRICT: 12

REASON FOR REQUEST: Requesting the down zone from commercial to single family residential to be more in character with existing surrounding uses

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

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

6. CASE NUMBER: Z-27-2020 APPLICANT(S): Mary Davis Holt AGENT: Bobby Powers Greenspace Partners

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

LOCATION: Property fronting on the north frontage of Ashland City Road 874 +/- feet west of the Ashland City Road and Avondale Drive intersection

TAX MAP(S): 079, 079-F-A PARCEL #: 024.00, 012.01 CIVIL DISTRICT: 12

REASON FOR REQUEST: To extend existing C-2 zone district to the east while maintaining R-1 buffer area to the existing single family neighborhood to the north

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

7. CASE NUMBER: Z-28-2020 APPLICANT(S): Luke Baggett AGENT: Syd Hedrick

REQUEST: C-2 General Commercial District / R-1 Single-Family Residential District
to R-6 Single-Family District

LOCATION: Property located on the southeast corner of the Seven Mile Ferry Road and Edmonson Ferry Road intersection

TAX MAP(S): 079-L-A PARCEL #: 010.01, 011.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: We are going to develop 6 single family lots

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

8. CASE NUMBER: Z-29-2020 APPLICANT(S): River Chase Marine Terminal, LLC

REQUEST: R-4 Multiple-Family Residential District
to R-2A Single-Family Residential District

LOCATION: Property fronting on the south frontage of Ashland City Road, 837 +/- feet west of the Ashland City Road and Beacon Drive intersection.

TAX MAP(S): 080 PARCEL #: 007.00 p/o CIVIL DISTRICT: 11

REASON FOR REQUEST: to allow for single family subdivision

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

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

9. CASE NUMBER: Z-30-2020 APPLICANT(S): Re4e Holdings, LLC

REQUEST: R-1 Single-Family Residential District
to R-6 Single-Family District

LOCATION: Property fronting on the south frontage of Lafayette Road, 135 +/- feet east of the Lafayette Road and Lillie Belle Lane intersection.

TAX MAP(S): 043-O-D PARCEL #: 001.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To develop a single family in fill development

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

10. 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: NA

11. CASE NUMBER: CZ-12-2020 APPLICANT(S): Mary B Bourne Rev Trust Richard Brian Bourne
AGENT: Debra Butts Kw Realty Debra Butts & Assoc.

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: Property located on the northeast corner of the Guthrie Road and Rossview Road intersection.

TAX MAP(S): 038 PARCEL #: 017.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: None given by applicant

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NA

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

12. CASE NUMBER: CZ-13-2020 APPLICANT(S): Tommy Head AGENT: David Hayes

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: Property fronting on the west frontage of Old Oak Plains Road, 642 +/- feet from the Oak Plains Road and Old Oak Plains Road intersection.

TAX MAP(S): 126 PARCEL #: 066.00 CIVIL DISTRICT: 10

REASON FOR REQUEST: To allow for the development of 37 single family homes.

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

13. CASE NUMBER: CZ-14-2020 APPLICANT(S): Holly Point, LLC CBP Properties

AGENT: Christian Black

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

LOCATION: Property fronting on the west frontage of Durham Road, 231 +/- feet from the Sango Road and Durham Road intersection

TAX MAP(S): 086 PARCEL #: 020.00, 020.01 CIVIL DISTRICT: 10

REASON FOR REQUEST: Development of single family lots

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

14. CASE NUMBER: CZO-1-2020 APPLICANT(S): Regional Planning Commission

REQUEST: Text

REASON FOR REQUEST: Zoning Ordinance Text Amendment relative to firearms quality assurance testing both suppressed and unsuppressed in the M2 Zoning Classification

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-51-2020 APPLICANT: LISA MORRISON
REQUEST: Minor Plat Approval of LISA MORRISON PROPERTY HICKORY POINT ROAD LOTS 3-6
LOCATION: West of Ashland City Road, north of Johnson Road, south of and adjacent to Hickory Point Road, approximately 4,250 north and west of the intersection of Johnson Road and Hickory Point Road.
MAP: 103 PARCEL: 046.02, 046.08, & 046.09 ACREAGE: 6.36
OF LOTS: 4 CIVIL DISTRICT(S): 15 ZONING: AG

2. CASE NUMBER: S-54-2020 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of ANDERSON PLACE SECTION 4
LOCATION: West of Interstate 24, east of Barkers Mill Road, north of Danbury Drive, east and adjacent to the intersection of Shoveler Way and Barkers Mill Road.
MAP: 007 PARCEL: 004.00 ACREAGE: 20.63
OF LOTS: 78 CIVIL DISTRICT(S): 2
ZONING: R-2
VARIANCE(S) REQUESTED: The applicant is requesting a variance to Section 4.3 Subsection 2 of the Subdivision Regulations to allow a block length of 1,850 feet in length, which exceeds the maximum of 1,500' allowed.

3. CASE NUMBER: S-56-2020 APPLICANT: ANTHONY DALEY
REQUEST: Minor Plat Approval of JULIA DALEY PROPERTY SMITH PLACE LOTS 1-3
LOCATION: West of Highway 48, south and west of Attaway Road, east of Vernon Creek Road, north of and adjacent to Smith Place, approximately 650 feet northeast of the intersection of Vernon Creek Road and Smith Place. MAP: 122 PARCEL: 37 ACREAGE: 7.70
OF LOTS: 3 CIVIL DISTRICT(S): 18 ZONING: AG

4. CASE NUMBER: S-57-2020 APPLICANT: CHRIS BLACKWELL
REQUEST: Preliminary Plat Approval of LIBERTY PARK 7 (CLUSTER)
LOCATION: West of Paul B Huff Memorial Parkway, north of and adjacent to Dover Road (Highway 79), approximately 300 feet northwest of the intersection of Freedom Drive and Highway 79.
MAP: 53 PARCEL: 003.00 ACREAGE: 89.86
OF LOTS: 175 CIVIL DISTRICT(S): 8
ZONING: R-1

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-60-2020 APPLICANT: CHRIS BLACKWELL
REQUEST: Minor Plat Approval of SAGERS EDGE
LOCATION: North of Liverworth Rd, south of S Lock B Rd, west of Chapel Hill Rd, east of and adjacent to Old Hwy 48, approximately 300 feet southeast of the intersection of S Lock B Rd and Old Hwy 48.
MAP: 124 PARCEL: 068.00 ACREAGE: 9.73
OF LOTS: 5 CIVIL DISTRICT(S): 17
ZONING: AG

6. CASE NUMBER: S-61-2020 APPLICANT: BENTON RIDGE PARTNERS
REQUEST: Minor Plat Approval of BENTON ESTATES (previously called Benton Ridge)
LOCATION: West of Shiloh Canaan Rd, south of Hwy 149, North of and adjacent to Benton Ridge Rd, approximately 6,000 feet southwest of the intersection of Benton Ridge Rd and Frank Lane
MAP: 135 PARCEL: 001.04 ACREAGE: 8.01
OF LOTS: 4 CIVIL DISTRICT(S): 19
ZONING: AG

7. CASE NUMBER: S-64-2020 APPLICANT: JIMMY MILLER
REQUEST: Minor Plat Approval of SOUTHERN POINTE SECTION 3
LOCATION: East of Old Highway 48, south of Lock B Road S, north of Liverworth Rd, west of and adjacent to Chapel Hill Road, approximately 2,800 feet north and west of the intersection of Liverworth Road and Chapel Hill Road.
MAP: 131 PARCEL: 026.00 ACREAGE: 15.45
OF LOTS: 8 CIVIL DISTRICT(S): 16 ZONING: AG

8. CASE NUMBER: S-66-2020 APPLICANT: MARY MCCURDY
REQUEST: Preliminary Plat Approval of BUCKNER RIDGE
LOCATION: West of Hwy 48, north of and adjacent to Indian Creek Rd, south of and adjacent to Indian Creek Rd, East of and adjacent to Buckner Rd.
MAP: 157 PARCEL: 019.00 ACREAGE: 27.02
OF LOTS: 15 CIVIL DISTRICT(S): 22
ZONING: AG

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-67-2020 APPLICANT: ROBERT CHANEY AND KEN ADAMS

REQUEST: Preliminary Plat Approval of OAK STREET ESTATES

LOCATION: South of Mann Cir, east of Peachers Mill Rd, north of E St, west of and adjacent to Oak St, approximately 300 feet north and west of the intersection of E St and Oak St.

MAP: 055H PARCEL: J 012.00 ACREAGE: 1.57

OF LOTS: 8 CIVIL DISTRICT(S): 7

ZONING: R-2A

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-21-2020 APPLICANT: CLEAR SKY LLC
AGENT: CAL BURCHETT
DEVELOPMENT: CLEAR SKY TOWNHOMES
PROPOSED USE: MULTIFAMILY
LOCATION: 1701 OLD TRENTON RD
MAP: 056, 064.00 ACREAGE: 6.95 CIVIL DISTRICT: 12

2. CASE NUMBER: SR-22-2020 APPLICANT: IRON HORSE BELLEGLADE
AGENT: CAL MCKAY
DEVELOPMENT: BELLEGLADE RV PARK
PROPOSED USE: RECREATIONAL VEHICLE PARK
LOCATION: BELLEGLADE TRAILER PARK, ROBERT AVE
MAP: 006P-F-021.00 (P) ACREAGE: 9.61 CIVIL DISTRICT: 3

3. CASE NUMBER: SR-23-2020 APPLICANT: THE GRACEWAY GROUP
AGENT: CAL BURCHETT
DEVELOPMENT: THE GRACEWAY GROUP TOWNHOMES
PROPOSED USE: MULTIFAMILY
LOCATION: HENRY PLACE BLVD
MAP: 018, 035.03 (P/O) ACREAGE: 6.57 CIVIL DISTRICT: 3

VII. OTHER BUSINESS:

A. INITIATE ZONING RESOLUTION
CHANGE -BUFFERS IN M-2 ZONES

B. DISCUSS/ENDORSE CHANGING
RESIDENTIAL DEVELOPMENT
COMMISSION

C. EXTEND STAFF APROVAL OF FINAL
SUBDIVISIONS THROUGH AUGUST

D. MONTHLY PROFIT AND LOSS
STATEMENT