

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -
August 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: 7/29/2020

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/27/2020 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/3/2020 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/8/2020 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 9/14/2020 - 6:00 P.M.**

1. CASE NUMBER: Z-31-2020 APPLICANT(S): J & N Enterprises Inc.

REQUEST: R-2 Single-Family Residential District
to R-2D Two-Family Residential District

LOCATION: Property located north of Tiny Town Rd. and at the western termini of Seagull Dr. & Egret Dr.

TAX MAP(S): 007 PARCEL #: 004.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: None given by applicant.

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

2. CASE NUMBER: Z-32-2020 APPLICANT(S): Habitat For Humanity AGENT: Syd Hedrick

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

LOCATION: Property fronting on the south frontage of Washington St. 335+/- feet west of the Greenwood Ave. & Washington St. intersection.

TAX MAP(S): 066-K-K PARCEL #: 007.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: TO DEVELOP INTO LOTS FOR USE WITH THE MISSION OF HABITAT. THIS REQUESTED ZONING WILL ALLOW FOR MULTIPLE BUILD SITES IN AN EFFORT TO DEVELOP INVENTORY FOR OUR CLIENTS.

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

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

3. CASE NUMBER: Z-33-2020 APPLICANT(S): Habitat For Humanity AGENT: Syd Hedrick
REQUEST: C-2 General Commercial District
to R-6 Single-Family District

LOCATION: Property fronting on the west frontage of Beech St., 435 +/- feet south of the Providence Blvd. & Beech St. intersection.

TAX MAP(S): 055-I-B PARCEL #: 005.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: TO DEVELOP INTO VIABLE LOTS FOR USE WITH THE MISSION OF HABITAT. IN AN EFFORT TO INCREASE DENSITY FOR THE FORBEARANCE OF THE MISSION OF HABITAT. THIS REQUESTED ZONING WILL ALLOW FOR MULTIPLE BUILD SITES AND AN INCREASE OF AVAILABLE CITES FOR CLIENTS.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6

4. CASE NUMBER: Z-34-2020 APPLICANT(S): Berry Hedrick AGENT: Syd Hedrick
REQUEST: C-2 General Commercial District
to R-6 Single-Family District

LOCATION: Property fronting on the south frontage of Crossland Ave., at the southeast corner of the Crossland Ave. & Elder St. intersection & the southwest corner of the Crossland Ave. & Martin St. intersection.

TAX MAP(S): 066-N-D PARCEL #: 026.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: IN AN EFFORT TO CREATE AFFORDABLE HOUSING IN A DESIRABLE & CHANGING AREA , A REQUEST FROM C2 TO R6 IS BEING REQUESTED TO GIVE CROSSLAND AVE A MULTI-USE STREETSCAPE

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

5. CASE NUMBER: Z-35-2020 APPLICANT(S): Mark Holleman
REQUEST: R-1 Single-Family Residential District
to R-6 Single-Family District

LOCATION: Property fronting on the the South frontage of Golf Club Ln. south of the Golf Club Ln. & Colonial Ct. intersection & also fronting on the north frontage of Paradise Hill Rd. 415 +/- feet west of the Paradise Hill Rd. & Highland Cir. intersection.

TAX MAP(S): 80-A-E PARCEL #: 006.00 p/o CIVIL DISTRICT: 12

REASON FOR REQUEST: SINGLE FAMILY HOUSING

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9

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

6. 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

7. CASE NUMBER: CZ-15-2020 APPLICANT(S): Norman C Rawlins Jr. Trust & Angie Rawlins
AGENT: Allen Moser
REQUEST: AG Agricultural District
to M-2 General Industrial District
LOCATION: Property fronting on the north & south frontage of Guthrie Hwy. 1,460 +/- feet east of the Guthrie Hwy. & International Blvd. intersection.
TAX MAP(S): 016 PARCEL #: 009-00, 009-02, 009-03 CIVIL DISTRICT: 2
REASON FOR REQUEST: PROPERTY IS ADJACENT TO INDUSTRIAL PARK. WITH RECENT APPROVAL OF ADDITIONAL ADJACENT PARCEL THE OWNERS ARE SEEKING TO MATCH SURROUNDING ZONING FOR FUTURE DEVELOPMENT
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NA

8. CASE NUMBER: CZ-16-2020 APPLICANT(S): Erle Butts AGENT: Chris Blackwell
REQUEST: R-1 Single Family Residential District / C-2 General Commercial District
to R-4 Multiple-Family Residential District / Multiple-Family Residential District
LOCATION: Property fronting on the north frontage of Dover Rd. (US 79) 495 +/- feet east of the Dover Rd.(US 79) & Butts Dr, intersection & north of the Dover Rd. (US 79) & Old Dover Rd. intersection
TAX MAP(S): 053 PARCEL #: 054.00& 055.00 CIVIL DISTRICT: 8
REASON FOR REQUEST: TO ALLOW THE DEVELOPMENT OF TOWN HOMES
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: NA

9. CASE NUMBER: CZO-1-2020 APPLICANT(S): Regional Planning Commission **WITHDRAWN**
REQUEST: Text Amendment-relative to Firearms Quality Assurance Testing in the M2 Zoning Classification

V. SUBDIVISIONS:

1. 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

2. CASE NUMBER: S-57-2020 APPLICANT: CHRIS BLACKWELL
REQUEST: Preliminary Plat Approval of LIBERTY PARK 7 (CLUSTER) and LIBERTY PARK 8
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: 170 CIVIL DISTRICT(S): 8
ZONING: R-1

3. 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

4. CASE NUMBER: S-69-2020 APPLICANT: JAMES V. WEAKLEY
REQUEST: Preliminary Plat Approval of CLEAR SPRINGS (CLUSTER)
LOCATION: North of Lafayette Rd, west of Britton Springs Rd, south of and adjacent to Garrettsburg Rd, approximately 1350 feet northwest of the intersection of Garrettsburg Rd and Britton Springs Rd.
MAP: 029 PARCEL: 065.00, 010.00 ACREAGE: 30.4
OF LOTS: 94 CIVIL DISTRICT(S): 3
ZONING: R-1

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-74-2020 APPLICANT: ROCHFORD REALTY & CONSTRUCTION
REQUEST: Preliminary Plat Approval of RESERVE AT OAKLAND (CLUSTER)
LOCATION: East of Interstate 24, south of Tylertown Rd, north of and adjacent to Current Rd, east of and adjacent to Oakland Rd.
MAP: 016 PARCEL: 1.00, 1.03 ACREAGE: 110.7
OF LOTS: 388 CIVIL DISTRICT(S): 2
ZONING: R-1A

6. CASE NUMBER: S-76-2020 APPLICANT: PGF INVESTMENTS LLC
REQUEST: Preliminary Plat Approval of INNOVATION GROUP BUSINESS PARK AT CHESAPEAKE
LOCATION: West of Professional Park Dr, South of and adjacent to Dunlop Lane, east of and adjacent to Chesapeake Lane.
MAP: 040 PARCEL: 004.22, 004.11, 004.15, 004.14 ACREAGE: 10.00 +/-
OF LOTS: 6 CIVIL DISTRICT(S): 6
ZONING: C-2

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

1. CASE NUMBER: SR-24-2020 APPLICANT: DANIEL CHAMBERS
AGENT: DEREK BAALBERGEN, PE
DEVELOPMENT: QUIKTRIP STORE #7149
PROPOSED USE: CONVENIENCE CENTER WITH FUELING STATIONS
LOCATION: 1265 ROSSVIEW ROAD

MAP: 057,016.00 ACREAGE: 29.56 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-25-2020 APPLICANT: PHILLIP TRAYLOR
AGENT: BRAD WEAKLEY
DEVELOPMENT: PHILLIP TRAYLOR PROPERTY
PROPOSED USE: RETAIL/WAREHOUSE
LOCATION: ASHLAND CITY ROAD

MAP: 109,069.04 (P) ACREAGE: 11.9 CIVIL DISTRICT: 15

3. CASE NUMBER: SR-26-2020 APPLICANT: SUNILKUMAR ARUNAGIRI
AGENT: CAL BURCHETT
DEVELOPMENT: DR. SUNIL OFFICE
PROPOSED USE: MEDICAL OFFICE
LOCATION: 3276 HWY 41A SOUTH

MAP: 082,211.00 ACREAGE: 3.56 CIVIL DISTRICT: 11

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

8/26/2020

- 4. CASE NUMBER: SR-27-2020 APPLICANT: MILLAN ENTERPRISES
AGENT: CAL BURCHETT
DEVELOPMENT: MILLAN OFFICE-RETAIL MADISON ST
PROPOSED USE: OFFICE/RETAIL SPACE
LOCATION: 2305 MADISON STREET
MAP: 081,050.02 ACREAGE: 0.95 CIVIL DISTRICT: 11

- 5. CASE NUMBER: SR-28-2020 APPLICANT: CHRISTIAN BLACK
AGENT: HOUSTON SMITH
DEVELOPMENT: CLARKSVILLE ANIMAL CLINIC
PROPOSED USE: OFFICE/RETAIL/ VET CLINIC
LOCATION: 1998 SUNSET MEADOWS WAY
MAP: 006,056.07 ACREAGE: 1.41 CIVIL DISTRICT: 3

- 6. CASE NUMBER: SR-29-2020 APPLICANT: CLAY POWERS
AGENT: HOUSTON SMITH
DEVELOPMENT: STOR A LOT BY-PASS PHASE 3
PROPOSED USE: MINI STORAGE/WAREHOUSES
LOCATION: 1170 ASHLAND CITY ROAD
MAP: 79,033.01 ACREAGE: 2.31 CIVIL DISTRICT: 12

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

08/26/2020

- 7. CASE NUMBER: SR-30-2020 APPLICANT: ROGER PERRY
AGENT: BRAD WEAKLEY
DEVELOPMENT: EXMARK LAWN EQUIPMENT SALES
PROPOSED USE: FARM AND GARDEN EQUIPMENT RETAIL
LOCATION: 3099 ASHLAND CITY ROAD
MAP: 088, 072.00 (P) ACREAGE: 2.24 CIVIL DISTRICT: 11

- 8. CASE NUMBER: SR-31-2020 APPLICANT: REDA HOME BUILDERS
AGENT: BRAD WEAKLEY
DEVELOPMENT: SHELBY STREET MULTIFAMILY
PROPOSED USE: MULTIFAMILY
LOCATION: 402 SHELBY STREET
MAP: 054-E-B-021.02 ACREAGE: 0.5 CIVIL DISTRICT: 7

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. EXTEND STAFF APPROVAL OF FINAL SUBDIVISIONS THROUGH SEPTEMBER