

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

**- AGENDA -
September 23, 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: 8/26/2020**
- III. ANNOUNCEMENTS/DEFERRALS**
- IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/24/2020 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/1/2020 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/5/2020 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 10/12/2020 - 6:00 P.M.**

- 1. 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 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 #: 6.00 p/o CIVIL DISTRICT: 12

REASON FOR REQUEST: Single Family Housing

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

- 2. CASE NUMBER: Z-36-2020 APPLICANT(S): Cody And Lindsey Heggie AGENT: Sydney Hedrick
REQUEST: O-1 Office District
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Madison St., 725 +/- feet southeast of the Madison St. & Liberty Pkwy. intersection.

TAX MAP(S): 065-P-J PARCEL #: 6.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Private Beauty and Spa Studios

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

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

3. CASE NUMBER: Z-37-2020 APPLICANT(S): Sandra Taylor Rosalynd Greene AGENT: Rex Hawkins
REQUEST: AG Agricultural District
to R-2 Single-Family Residential District
LOCATION: A tract of land fronting on the East frontage of Trenton Road 725 +/- feet north of the Trenton Road & Aspen Grove Way intersection. The tract also is south of the terminus of Cross Ridge Drive.
TAX MAP(S): 32 PARCEL #: 5.00 & 5.02 CIVIL DISTRICT: 2
REASON FOR REQUEST: To match adjacent R-2 zoning
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

4. CASE NUMBER: Z-38-2020 APPLICANT(S): William Scogin Virginia Scogin
REQUEST: R-3 Three-Family Residential District
to R-4 Multiple-Family Residential District
LOCATION: Property fronting on the east frontage of Shelby St., 445 +/- feet north of the Shelby St. & Providence Blvd. intersection.
TAX MAP(S): 54-E-C
PARCEL #: 13.01 & 13.02 CIVIL DISTRICT: 7
REASON FOR REQUEST: To match neighboring zonings
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4

5. CASE NUMBER: Z-39-2020 APPLICANT(S): Winn Properties L P AGENT: Crabbe Homes- John Crabbe
REQUEST: C-4 Highway Interchange District
to R-4 Multiple-Family Residential District
LOCATION: Property located at the northwest corner of the Fire Station Rd. & Trough Springs Rd. intersection.
TAX MAP(S): 63 PARCEL #: 78.00 p/o CIVIL DISTRICT: 11
REASON FOR REQUEST: Land more suitable for residential
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10

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

6. CASE NUMBER: Z-40-2020 APPLICANT(S): Morgan Inc

REQUEST: R-1 Single-Family Residential District
to R-2 Single-Family Residential District

LOCATION: Property located north of the Hawkins Rd. & E. Johnson Cir. intersection. Also fronting on the west frontage of Edmondson Ferry Rd. 575+/- feet northeast of the Hawkins Rd. & Edmondson Ferry Rd. intersection. Also located at the east terminus of Barry Dr.

TAX MAP(S): 79 PARCEL #: 41.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Single family housing

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

7. CASE NUMBER: Z-41-2020 APPLICANT(S): William Belew Jr.

REQUEST: R-1A Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property located southeast of the Needmore Rd. & E. Boy Scout Rd. intersection

TAX MAP(S): 18 PARCEL #: 42.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To allow multifamily development

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8

8. CASE NUMBER: Z-42-2020 APPLICANT(S): David Rittenberry William Parker

AGENT: Eddie Burchett

REQUEST: AG Agricultural District/ R-3 Three-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Needmore Rd., 250 +/- feet west of the Needmore Rd. & Centerstone Cir. intersection.

TAX MAP(S): 31 PARCEL #: 50.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To extend the existing zoning for a multi family development

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

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

9. CASE NUMBER: Z-43-2020 APPLICANT(S): Daniel Hayes

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

LOCATION: Property located on the west frontage of Shannon St. 400 +/- feet north of the Shannon St. & Ashbury Rd. intersection.

TAX MAP(S): 43-B-A PARCEL #: 14.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To gain two single family lots

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

10. 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 Rossvie 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

11. CASE NUMBER: CZ-17-2020 APPLICANT(S): Stephen Corlew

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

LOCATION: Property fronting on the west frontage of Ussery Rd. South, 350 +/- feet northwest of the Ussery Rd. South & Ussery Ln. intersection.

TAX MAP(S): 100 PARCEL #: 125.00 CIVIL DISTRICT: 13

REASON FOR REQUEST: To subdivide the existing house on a 1 acre lot for the construction of a new home on the remaining 1.78 acres.

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

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

12. CASE NUMBER: CZ-18-2020 APPLICANT(S): David W Adkins

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

LOCATION: Property fronting on the east frontage of Pace Rd., 1,100 +/- feet south of the Shady Grove Rd. & Pace Rd. intersection.

TAX MAP(S): 104 PARCEL #: 51.19 p/o CIVIL DISTRICT: 10

REASON FOR REQUEST: No reason given by the applicant.

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

13. CASE NUMBER: CZ-19-2020 APPLICANT(S): Eagles Bluff Partnership

REQUEST: C-5 Highway and Arterial Commercial District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the north frontage of Dover Rd. (US 79). 1,585 +/- feet east of the Dover Rd. (US 79) & Liberty Church Rd. intersection.

TAX MAP(S): 053 PARCEL #: 031.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: To bring existing use into code compliance

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

14. CASE NUMBER: CZO-2-2020 APPLICANT(S): Regional Planning Commission AGENT: Regional Planning Commission

REQUEST: Zoning Resolution Text Amendment

REASON FOR REQUEST: Modify buffer standards in the Rural Area (RA) for Industrial Zones

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:

V. SUBDIVISIONS:

A. Approval of Subdivision Regulation Updates

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: 168 CIVIL DISTRICT(S): 8
ZONING: R-1

3. CASE NUMBER: S-64-2020 APPLICANT: JIMMY MILLER REQUEST:
Preliminary 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: Revised 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: 391 CIVIL DISTRICT(S): 2 ZONING: R- 1A

VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting three variances from the Subdivision Regulations:

1. Requesting a variance from Section 4.1.9 Subsection 1 to allow a cul-de-sac that is shorter than 150 feet. The request is to allow the proposed Coffee Court to be 119 feet long.
2. Requesting a variance from Section 4.3 Subsection 2 to allow a block length that exceeds 1,500 feet. The request is to allow Springhouse Trail to be 2,072 feet long.
3. Requesting a variance from Section 4.3 Subsection 2 to allow a block length that exceeds 1,500 feet. The request is to allow the proposed Rubin Ross Drive to be 1,906 feet long.

6. CASE NUMBER: S-78-2020 APPLICANT: GREENSPACE PARTNERS

REQUEST: Preliminary Plat Approval of OLD WOODLANDSTATION

LOCATION: South of and adjacent to Ashland City Road, north of and adjacent to Cottonwood Drive, west of and adjacent to Avondale Drive.

MAP: 079 PARCEL: 025.06 ACREAGE: 26.39 #

OF LOTS: 74 CIVIL DISTRICT(S): 12 ZONING: R-6

7. CASE NUMBER: S-79-2020 APPLICANT: RIVERCHASE MARINE TERMINAL, LLC

REQUEST: Preliminary Plat Approval of WYNCLIFF (CLUSTER)

LOCATION: South of and adjacent to Ashland City Road (41-A By-pass), approximately 800' west of the intersection of Beacon Drive and Ashland City Road.

MAP: 080 PARCEL: 07.00,07.01 ACREAGE: 40.18

OF LOTS: 118 CIVIL DISTRICT(S): 11 ZONING: R-2A

VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance to 4.8.3. Subsection 3.C of the Subdivision Regulations to allow a 0' Public Utility and Drainage Easement (PUDE) instead of the required 20' along a portion of the west side of Bluffton Circle, beginning at the 41-A by-pass and extending 419.60 feet southward.

8. CASE NUMBER: S-80-2020 APPLICANT: LUKE BAGGETT

REQUEST: Minor Plat Approval of EDMONDSON ROW

LOCATION: North of Church Drive, Southwest and adjacent to Seven Mile Ferry Road, East of and adjacent to Edmondson Ferry Road, at the intersection of Edmonson Ferry Road and Seven Mile Ferry Road.

MAP: 079 L PARCEL: A 010.01, 011.00 ACREAGE: .51

OF LOTS: 6 CIVIL DISTRICT(S): 12

ZONING: R-6

V. SUBDIVISIONS (CONT.):

- 9. CASE NUMBER: S-81-2020 APPLICANT: JR DEVELOPMENT
REQUEST: Revised Preliminary Plat Approval of FARMINGTON SECTION 5D (CLUSTER)
LOCATION: North of Rossvie Road, north of Remington Trace, east of Juniper Pass.
MAP: 039 PARCEL: 025.07 ACREAGE: 12.91
OF LOTS: 39 CIVIL DISTRICT(S): 1
ZONING: R-1

- 10. CASE NUMBER: S-84-2020 APPLICANT: EAGLES BLUFF
REQUEST: Preliminary/final Plat Approval of FLINT RIDGE SECTION 2
LOCATION: South of Tracy Lane, east of Whitfield Road, approximately 665 feet southeast of the intersection of Whitfield Road and Prewitt Lane.
MAP: 042 PARCEL: 008.02 (portion) ACREAGE: 2.53
OF LOTS: 3 CIVIL DISTRICT(S): 6
ZONING: R-1

- 11. CASE NUMBER: S-85-2020 APPLICANT: RICHARD TUCKER
REQUEST: Minor Plat Approval of RICHARD TUCKER PROPERTY PARKWAY PLACE LOTS 1-3
LOCATION: East of Verkler Drive, west of and adjacent to Parkway Place, south of and adjacent to 101st Airborne Division Pkwy.
MAP: 030 PARCEL: 058.00/059.00 ACREAGE: 16.3
OF LOTS: 3 CIVIL DISTRICT(S): 3
ZONING: C-5/R-4

- 12. CASE NUMBER: S-86-2020 APPLICANT: ALLEN MOSER
REQUEST: Preliminary Plat Approval of CENTER SPRINGS
LOCATION: West of Evans Road, east and south of Britton Springs Road, north of and adjacent to Center Road.
MAP: 029 PARCEL: 042.00 ACREAGE: 3.38
OF LOTS: 13 CIVIL DISTRICT(S): 3
ZONING: R-4

V. SUBDIVISIONS (CONT.):

13. CASE NUMBER: S-87-2020 APPLICANT: HAYES AND ASSOCIATES
REQUEST: Revised Preliminary Plat Approval of OAK PLAINS ESTATES
LOCATION: South of Old Clarksville Pike, east of Ashland City Road, northwest of Oak Plans Road, approximately 350 feet north of the intersection of Oak Plans Road and Old Oak Plains Road.
MAP: 126 PARCEL: 066.00 ACREAGE: 52.08
OF LOTS: 38 CIVIL DISTRICT(S): 14 ZONING: E-1
***** CASE

NUMBER: S-88-2020 APPLICANT: BLACKWELL CONSTRUCTION
14. REQUEST: Revised Preliminary Plat Approval of WEST WINDS
LOCATION: South of Ashland City Road, east of Cloverdale Drive, west of and adjacent to Edmondson Ferry Road, approximately 270 feet southwest of the Edmondson Ferry Court and Edmondson Ferry Road intersection.
MAP: 079K PARCEL: B 024.00 ACREAGE: 4.54
OF LOTS: 34 CIVIL DISTRICT(S): 12 ZONING: R-6

CASE NUMBER: S-89-2020 APPLICANT: TODD MORRIS
15. REQUEST: Preliminary Plat Approval of THE BOULDERS (cluster)
LOCATION: North of Peterson Lane, south of 101st Airborne Division Pkwy, west of and adjacent to the current terminus of Prewitt Lane.
MAP: 042 PARCEL: 015.00 ACREAGE: 54.71
OF LOTS: 91 CIVIL DISTRICT(S): 6 ZONING: R-1
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting two variances from the Subdivision Regulations:
1. Requesting a variance from Section 4.1.9 Subsection 1. to allow a cul-de-sac to exceed 750 feet. The request is to allow the proposed Boulder Pass ROW to be 999 feet long.
2. Requesting a variance from 4.8.3. Subsection 3.C to allow less than a 20 foot Public Utility and Drainage Easement (PUDE) for a short section along the proposed ROW across from lots 1-4.

CASE NUMBER: S-90-2020 APPLICANT: MARK HOLLEMAN
REQUEST: Preliminary Plat Approval of PARK AT OLIVER FARMS (cluster)
16. LOCATION: East of and adjacent to Kirkwood Road, south of and adjacent to Buck Road, at the intersection of Buck and Kirkwood Road.
MAP: 034 PARCEL: 023.00 ACREAGE: 129.79
OF LOTS: 224 CIVIL DISTRICT(S): 1 ZONING: R-1

V. SUBDIVISIONS (CONT.):

17. CASE NUMBER: S-91-2020 APPLICANT: HOLLY POINT LLC
REQUEST: Preliminary Plat Approval of SANGO COMMONS SECT 2 (cluster)
LOCATION: North of Hwy 41-A, East of Dunham Road, South of Sango Road, West of Bagwell Road
MAP: 086 PARCEL: 020.01 ACREAGE: 18.95+/-
OF LOTS: 27 CIVIL DISTRICT(S): 10
ZONING: R-1

VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting three variances from the Subdivision Regulations:

1. Requesting a variance from Section 4.1.9 Subsection 1 to allow a cul-de-sac to exceed 750 feet. Request is to allow Richards Drive to be 1,056 feet long.
2. Requesting a variance from Section 4.1.9 Subsection 2 to allow a cul-de-sac (Richards Drive) to exceed 1,000 feet without an intermediate turnaround as constructed.
3. Requesting a variance from Table 4.1 to allow a cul-de-sac (Richards Drive) to be greater than 750 feet in length to have a 24 foot pavement width as constructed.

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:

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

a. CASE NUMBER: SR-32-2020 APPLICANT: HONESTY INC.
AGENT: CAL BURCHETT
DEVELOPMENT: SUNSET MEADOWS RETAIL
PROPOSED USE: RETAIL AND OFFICE SPACE
LOCATION: 630 AND 632 TINY TOWN ROAD
MAP: 006, 056.05 AND 056.06 ACREAGE: 3.07 CIVIL DISTRICT: 3

b. CASE NUMBER: SR-33-2020 APPLICANT: SHANE LEMAY
AGENT: CAL BURCHETT
DEVELOPMENT: LEMAY PARKWAY PLACE
PROPOSED USE: MULTIFAMILY
LOCATION: 1260 PARKWAY PLACE
MAP: 030, 059.00 ACREAGE: 7.04 CIVIL DISTRICT: 3

c. CASE NUMBER: SR-34-2020 APPLICANT: SUPREME FOODS
AGENT: CAL BURCHETT
DEVELOPMENT: SUPREME FOODS TINY TOWN ROAD
PROPOSED USE: RESTAURANT/CONVENIENCE STORE
LOCATION: 636 AND 640 TINY TOWN ROAD
MAP: 006, 056.04 ACREAGE: 2.58 CIVIL DISTRICT: 3

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

9/23/2020

d. CASE NUMBER: AB-2-2020 APPLICANT: JAMES CORLEW, SR

AGENT: N/A

DEVELOPMENT: JAMES CORLEW, SR

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF MAIN ST, SOUTH OF COLLEGE ST, EAST OF 8TH ST

MAP: 066-F-C BETWEEN PARCELS 1.00, 2.00, 3.00, 36.00, 37.00,40.00 ACREAGE: 0.092

CIVIL DISTRICT: 12

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. EXTEND STAFF APPROVAL OF FINAL SUBDIVISIONS THROUGH OCTOBER

C. PLANNING COMMISSION TO INITIATE AN UPDATE TO THE MONTGOMERY COUNTY ZONING RESOLUTION DISTRICT BULK REGULATIONS/BUILDING SETBACKS AND OTHER MINOR UPDATES.

D. PLANNING COMMISSION TO INITIATE AN UPDATE TO THE CITY OF CLARKSVILLE ZONING ORDINANCE DISTRICT BULK REGULATIONS/ BUILDING SETBACKS, MINIMUM FRONTAGE REQUIREMENTS AND OTHER MINOR UPDATES.

E. INITIATE ZONING ORDINANCE CHANGE TO UPDATE FLOODWAY OVERLAY DISTRICT.

F. INITIATE ZONING RESOLUTION CHANGE TO UPDATE FLOODWAY OVERLAY DISTRICT.

G. POLICY AND FEE UPDATE FOR AMENDED ZONING APPLICATIONS (DISCUSSION AND VOTE).