

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**November 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: 10/28/2020**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 11/30/2020 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/3/2020 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/7/2020 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 12/14/2020 - 6:00 P.M.**

1. CASE NUMBER: Z-47-2020 APPLICANT(S): Shelbyvillas, G. P. AGENT: Dana Baggett

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

LOCATION: Property fronting on the east frontage of Shelby St., 1,660 +/- feet north of the Providence Blvd. & Shelby St. intersection.

TAX MAP(S): 054-E-C PARCEL #: 030.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Would like to be able to build detached single family homes vs. triplex to improve aesthetics and marketability.

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

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2. CASE NUMBER: Z-48-2020 APPLICANT(S): Raymon Sheppard AGENT: Christopher Averitt

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

LOCATION: Property located west of the S. Rosewood Dr. & Turner Reynolds Ct. intersection.

TAX MAP(S): 80-K-D PARCEL #: 056.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To develop 4 single family lots

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

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

3. CASE NUMBER: Z-49-2020 APPLICANT(S): Fentress Bryant & Suk Lee Tennessee Community Property Trust AGENT: Reed Baldwin  
REQUEST: C-5 Highway and Arterial Commercial District  
to R-4 Multiple-Family Residential District  
LOCATION: Property west of the Ft. Campbell Blvd. & Lady Marion Dr. intersection & east of the West Fork Creek.  
TAX MAP(S): 019 PARCEL #: 021.00 (P) CIVIL DISTRICT: 3  
REASON FOR REQUEST: To extend the existing R-4 zoning on the property for a townhome development  
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

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4. CASE NUMBER: ZO-4-2020 APPLICANT(S): Regional Planning Commission  
REQUEST: Zoning Ordinance Text Amendment  
REASON FOR REQUEST: Floodway Overlay

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5. CASE NUMBER: ZO-5-2020 APPLICANT(S): Regional Planning Commission **DEFERRED**  
REQUEST: Zoning Ordinance Text Amendment  
REASON FOR REQUEST: Bulk Regulations/Building Setbacks, Minimum Frontage Requirements and Other Minor Updates.

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5. CASE NUMBER: CZ-22-2020 APPLICANT(S): Leroy Fry  
REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the west frontage of Durham Rd., 1,050 +/- feet north of the Highway 41-A South & Durham Rd. intersection.

TAX MAP(S): 086 PARCEL #: 037.04 (P) CIVIL DISTRICT: 10

REASON FOR REQUEST: Not provided by the applicant.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

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

6. CASE NUMBER: CZ-23-2020 APPLICANT(S): Holly Point L L C

REQUEST: R-1 Single Family Residential District

to R-4 Multiple-Family Residential District / C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of US Highway 79 / Dover Rd. 3,220 +/- feet east of the US Highway 79 / Dover Rd & Liberty Church Rd. intersection.

TAX MAP(S): 053 PARCEL #: 129.00 (P) CIVIL DISTRICT: 8

REASON FOR REQUEST: This zoning request is part of a comprehensive plan to develop the Lisenbee Farm with an appropriate mix of compatible land uses.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: N/A

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7. CASE NUMBER: CZO-3-2020 APPLICANT(S): Regional Planning Commission

REQUEST: Zoning Resolution Text Amendment REASON FOR REQUEST: Floodway Overlay

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8. CASE NUMBER: CZO-4-2020 APPLICANT(S): Regional Planning Commission **DEFERRED**

REQUEST: Zoning Resolution Text Amendment REASON FOR REQUEST: District Bulk Regulations/Building Setbacks and Other Minor Updates

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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-95-2020 APPLICANT: RICHARD TUCKER  
REQUEST: Preliminary Plat Approval of LONGVIEW RIDGE (CLUSTER)  
LOCATION: North of and adjacent to Memorial Drive, west of Anderson Road, east of Rushton Lane, north of the intersection of Memorial Drive and Revere Road.  
MAP: 064 PARCEL: 004.00,004.01,022.00 ACREAGE: 193.91  
# OF LOTS: 181 CIVIL DISTRICT(S): 11  
ZONING: R-1

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2. CASE NUMBER: S-105-2020 APPLICANT: TENNESSEE REAL ESTATE GROUP AND RUFUS S JOHNSON III TRUSTEE  
REQUEST: Preliminary Plat Approval of RICHHAVEN ROAD PRELIMINARY RIGHT-OF-WAY (ROW) DEDICATION  
LOCATION: North of Rufus Johnson Road, west of MLK Parkway, at the southern terminus of Richhaven Road.

MAP: 081 PARCEL: 061.02 & 001.04 ACREAGE: 2.52 #OFLOTS: 0 CIVIL DISTRICT(S): 11  
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3. CASE NUMBER: S-109-2020 APPLICANT: RICHARD TUCKER  
REQUEST: Revised Preliminary Plat Approval of CONNECTOR COMMERCIAL DEVELOPMENT  
LOCATION: South of and adjacent to Highway 76, south of the intersection of Anderson Road and Highway 76, west of and adjacent to Jones Road.  
MAP: 081 PARCEL: 009.00 ACREAGE: 20.70  
# OF LOTS: 5 CIVIL DISTRICT(S): 11  
ZONING: C-5

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4. CASE NUMBER: S-111-2020 APPLICANT: INDUSTRIAL DEVELOPMENT BOARD OF MONTGOMERY COUNTY  
REQUEST: Preliminary Plat Approval of DEVELOPMENT COURT RIGHT OF WAY DEDICATION  
LOCATION: South of Dunlop Lane, west of Rollow Lane, northwest of and adjacent to International Boulevard, approximately 6,000 feet north of the intersection of International Boulevard and Rossvie Road.

MAP: 039 PARCEL: 021.00 ACREAGE: 1.27 #OF LOTS: 0 CIVIL DISTRICT(S): 6  
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**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-113-2020 APPLICANT: REX HAWKINS  
REQUEST: Preliminary Plat Approval of BROOMFIELD FARMS (CLUSTER)  
LOCATION: East of and adjacent to Trenton Road, north of Gibbs Lane, south of and adjacent to the intersection of Cross Ridge Drive.  
MAP: 032 PARCEL: 005.00, 005.02 ACREAGE: 23.40  
# OF LOTS: 68 CIVIL DISTRICT(S): 2  
ZONING: R-2  
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6. CASE NUMBER: S-114-2020 APPLICANT: REDA HOMEBUILDERS  
REQUEST: Preliminary Plat Approval of LOTS OF COOPER CREEK SECTION 2  
LOCATION: North of Lylewood Road, west of and adjacent to Cooper Creek Road, approximately 1,080 feet northwest of the Cooper Creek and Lylewood Road intersection.  
MAP: 094 PARCEL: 003.03 ACREAGE: 49.09  
# OF LOTS: 18 CIVIL DISTRICT(S): 9  
ZONING: AG  
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7. CASE NUMBER: S-116-2020 APPLICANT: CHERRY DEVELOPMENT  
REQUEST: Minor Plat Approval of THE TOWNHOMES AT GLENSTONE  
LOCATION: North and south of, and adjacent to Glenstone Springs Drive, approximately 540' west of the intersection of East Old Ashland City Drive and Glenstone Springs Drive.  
MAP: 081 PARCEL: 085.00 ACREAGE: 8.11  
# OF LOTS: 7 CIVIL DISTRICT(S):  
ZONING: R-4  
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8. CASE NUMBER: S-118-2020 APPLICANT: HOLLY POINT L L C  
REQUEST: Preliminary Plat Approval of LISENBEE FIELDS (CLUSTER)  
LOCATION: South of Dover Road, North of York Road  
MAP: 053 PARCEL: 129.00 ACREAGE: 95.03  
# OF LOTS: 234 CIVIL DISTRICT(S): 8 ZONING: R-1  
**VARIANCES REQUESTED AND REASON FOR REQUEST:** The applicant is requesting two variances from the Subdivision Regulations:  
1. Section 4.3 Subsection 2, to allow a Block length on the proposed Diamond Drive of approximately 1,734 feet, which exceeds the maximum allowed of 1,500 feet.  
2. Section 4.1.9 Subsection 1, to allow a Cul-de-sac length on the proposed Shutout Court of approximately 945 feet, which exceeds the maximum allowed of 750 feet.  
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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-43-2020      APPLICANT: ADAM BLICK  
AGENT: CAL BURCHETT  
DEVELOPMENT: 1960 BATTS LANE APARTMENTS  
PROPOSED USE: MULTI FAMILY  
LOCATION: 1960 BATTS LANE  
MAP: 029-L-D-028.00 & 029.00      ACREAGE: 1.21      CIVIL DISTRICT: 3

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2. CASE NUMBER: SR-44-2020      APPLICANT: JEFF BURKHART  
AGENT: BRITT LITTLE  
DEVELOPMENT: THE VILLAS AT CHARLESTON OAKS  
PROPOSED USE: MULTI FAMILY  
LOCATION: 3350 ALLEN ROAD  
MAP: 006, 029.01(P)      ACREAGE: 25.8      CIVIL DISTRICT: 3

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3. CASE NUMBER: SR-45-2020      APPLICANT: NASHVILLE READY MIX  
AGENT: CAL BURCHETT  
DEVELOPMENT: NASHVILLE READY MIX  
PROPOSED USE: CONCRETE PLANT  
LOCATION: INTERNATIONAL BLVD.  
MAP: 033, 008.01      ACREAGE: 12.38      CIVIL DISTRICT: 6

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

11/24/2020

4. CASE NUMBER: AB-3-2020 APPLICANT: JAMES CORLEW, SR

AGENT: N/A

DEVELOPMENT: JAMES CORLEW, SR

PROPOSED USE: ABANDONMENT

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

MAP: 066-F-B-8.00 ACREAGE: 0.034 CIVIL DISTRICT: 12

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**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS  
STATEMENT

B. CHANGE MEETING DATES FOR  
DECEMBER 2020

C. ADOPT 2021 CALENDAR

D. EXTEND STAFF APPROVAL OF  
FINAL SUBDIVISIONS THROUGH  
DECEMBER

E. RAISE CAPITALIZATION LIMIT  
FROM \$200.00 TO \$5000.00 AS PER  
OUR ACCOUNTANT'S  
RECOMMENDATION.