

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

December 30, 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: 11/24/2020

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/5/2021 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/7/2021 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/4/2021 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 1/11/2021 - 6:00 P.M.**

1. CASE NUMBER: Z-50-2020 APPLICANT(S): Reda Home Builders, Inc. AGENT: Reda Home Builders, Inc.

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

LOCATION: Property fronting on the west frontage of Shelby St., 615 +/- feet north of the Providence Blvd. & Shelby St. intersection.

TAX MAP(S): 054E B PARCEL #: 020.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: None given by applicant

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

2. CASE NUMBER: Z-51-2020 APPLICANT(S): Eagles Bluff Partnership

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

LOCATION: Property located east of Whitfield Rd. & South of Tracy Ln.

TAX MAP(S): 042 PARCEL #: 008.03 CIVIL DISTRICT: 6

REASON FOR REQUEST: To match zoning of adjacent property, as access to property is through multifamily property.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11

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

3. CASE NUMBER: Z-52-2020 APPLICANT(S): Jeff Robinson AGENT: Cody Dahl
REQUEST: R-4 Multiple-Family Residential District / O-1 Office District / H-1 overlay
to CBD Central Business District / H-1 overlay Central Business District
LOCATION: Four properties south of McClure St., west of N. 2nd St., East of N. 1st St. & North of Bogard Ln.
TAX MAP(S): 066B B PARCEL #: 014.00/010.00/011.00/018.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: Urban Residential
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6

4. CASE NUMBER: Z-53-2020 APPLICANT(S): S L Endeavors (Micah Stair, Luke Stair)
REQUEST: R-2 Single-Family Residential District
to R-6 Single-Family District
LOCATION: A tract fronting on the south frontage of Caldwell Ln. & the east frontage of Robert St.
TAX MAP(S): 079K A PARCEL #: 002.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: None given by applicant.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

5. CASE NUMBER: Z-54-2020 APPLICANT(S): M S I Homes AGENT: Shawn Berner
REQUEST: R-2 Single-Family Residential District
to R-3 Three Family Residential District
LOCATION: Property fronting on the north frontage of Monroe St. 165 +/- feet west of the Monroe St.
Edmondson Ferry Rd. intersection.
TAX MAP(S): 079 F E PARCEL #: 025.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: Current structure was a duplex. It has burnt down, want to replace w/ multi-family triplex.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

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

6. CASE NUMBER: Z-55-2020 APPLICANT(S): L C Simpson, Et Al Norma S Jones
AGENT: Greenspace Partners
REQUEST: M-2 General Industrial District / R-1 Single-Family Residential District
to R-1 Single-Family Residential District / R-5 Residential District/ R-6 Single-Family Residential
District
LOCATION: Property fronting on the west frontage of Old Russellville Pike, west & south of the Old
Russellville Pike & Fantasy Ln. intersection, also west & north of the Old Russellville Pike & Candlewood Dr.
intersection. TAX MAP(S): 056 PARCEL #: 073.00/074.00/074.01/074.02 CIVIL DISTRICT: 12
REASON FOR REQUEST: To redevelop into mixed use neighborhood with single family and townhome
components.
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 9

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

8. CASE NUMBER: CZ-24-2020 APPLICANT(S): Sunil Kumar & Sunil Arunagiri AGENT: Joel D
Ragland, Goble & Yow, P L L C
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 P/O CIVIL DISTRICT: 11
REASON FOR REQUEST: Property owner would like to build a commercial strip center with about 6,000 sq. ft.
of lease spaces behind his new dental office.
CO. COMM. DISTRICT: 15CITY COUNCIL WARD: N/A

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

9. CASE NUMBER: CZ-25-2020 APPLICANT(S): J & N Enterprises Inc. Jonathan Ross, President

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

LOCATION: Property located north of Dover Rd. (US HWY 79) and east of N. Liberty Church Rd.

TAX MAP(S): 053 PARCEL #: 037.01 p/o CIVIL DISTRICT: 8

REASON FOR REQUEST: This request is for the extension of current R-4 zoning to help supply the demand for multi family in Montgomery County, TN.

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

10. CASE NUMBER: CZ-26-2020 APPLICANT(S): M. Ireland L L C AGENT: Vernon Weakley

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

LOCATION: Property located south of Dover Rd. (US HWY 79), west of S. Liberty Church Rd. & east of the Paul B. Huff Pkwy (SR 374) on ramp right of way.

TAX MAP(S): 053 PARCEL #: 148.04 P/O CIVIL DISTRICT: 8

REASON FOR REQUEST: Requesting zone change to R-1 to develop a single-family residential subdivision, which currently, demand is greater than supply in Montgomery County.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

11. CASE NUMBER: CZO-4-2020 APPLICANT(S): Regional Planning Commission

REQUEST: Text Amendment

REASON FOR REQUEST: Zoning Resolution text amendment relative to District Bulk Regulations/ Building Setbacks and Other Minor Updates

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-105-2020 APPLICANT: TENNESSEE REAL ESTATE GROUP AND RUFUSS 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 #OF LOTS: 0 CIVIL DISTRICT(S): 11

2. 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

3. CASE NUMBER: S-119-2020 APPLICANT: EXIT 8 PROPERTIES
REQUEST: Preliminary Plat Approval of INTERNATIONAL BOULEVARD ROW DEDICATION
LOCATION: East of Interstate 24, south of Rossvie Road, South of and adjacent to the southern terminus of International Boulevard.
MAP: 058 PARCEL: 001.00 ACREAGE: 9.44
OF LOTS: 0 CIVIL DISTRICT(S): 6
ZONING: C-5/M-1

V. SUBDIVISIONS (CONT.):

- 4. CASE NUMBER: S-124-2020 APPLICANT: CHRISTOPHER BLACKWELL
REQUEST: Preliminary Plat Approval of STERLING ACRE FARMS (CLUSTER)
LOCATION: South of and adjacent to Rossview Road, East of Interstate 24, south of the intersection of Rossview Road and Browning Way.
MAP: 058 PARCEL: 006.00, 006.01 ACREAGE: 132.77
OF LOTS: 314 CIVIL DISTRICT(S): 1 ZONING: R-1
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting 2 variances from the Subdivision Regulations. 1. Section 4.1.2 Subsection 10.C. To allow a development with 314 lots to only have 1 road outlet. The one outlet provided will be a 60' ROW with 36' pavement. 2. Section 4.1.9 Subsection 1. To allow a Cul-de-sac length 845 feet, which exceeds the maximum allowed of 750.

- 5. CASE NUMBER: S-125-2020 APPLICANT: CHRISTOPHER BLACKWELL
REQUEST: Minor Plat Approval of COYOTE CANYON (previously Chris Blackwell Property Seven Mile Ferry Road Lots 1-5)
LOCATION: West of and adjacent to Seven Mile Ferry Road, North of Salem Ridge Road, South of Belmont Road, approximately 1,120 northwest of the intersection of Salem Ridge Road and Seven Mile Ferry Road
MAP: 101 PARCEL: 142.01 ACREAGE: 7.51 #OF LOTS: 5
CIVIL DISTRICT(S): 17 ZONING: R-1

- 6. CASE NUMBER: S-126-2020 APPLICANT: BRISTOL RIDGE APARTMENTS, L L C
REQUEST: Preliminary Plat Approval of NEPTUNE DRIVE RIGHT OF WAY DEDICATION
LOCATION: East of I-24, South of Highway 76, west of N. Woodson Rd, approximately 700' southwest of the Little Hope Road and Highway 76 intersection.
MAP: 063 PARCEL: 067.00 (P/O) ACREAGE: .86
OF LOTS: 0 CIVIL DISTRICT(S): 11 ZONING: C-5/R-1A

- 7. CASE NUMBER: S-127-2020 APPLICANT: EDDIE BURCHETT
REQUEST: Preliminary Plat Approval of FLETCHERS BEND (CLUSTER)
LOCATION: North of and adjacent to Britton Springs Road, approximately 195' northwest of the intersection of Britton Springs Road and Center Road.
MAP: 029 PARCEL: 032.00 ACREAGE: 67.19
OF LOTS: 149 CIVIL DISTRICT(S): 3 ZONING: R-1
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance from Section 4.1.9 Subsection 1. of the Subdivision Regulations to allow a cul-de-sac length of approximately 1,200 feet in length, which exceeds the maximum allowed of 750 feet. An intermediate turnaround is proposed on the plans as is required when a cul-de-sac exceeds 1,000 feet.

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-129-2020 APPLICANT: JOE ROBERTS & BRYCE POWERS
REQUEST: Preliminary Plat Approval of ASHLAND CORNER
LOCATION: Immediately west of and adjacent to the intersection of Old Ashland City Road and Martha Lane
MAP: 080 F PARCEL: A 007.00 ACREAGE: .52
OF LOTS: 6 CIVIL DISTRICT(S): 11 ZONING: R-6
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance from Section 3.2.5 Subsection 4.B. of the Subdivision Regulations to allow the applicant to use a "Common Maintenance Agreement" instead of the required "Association" for the maintenance of the proposed Private Permanent Access Easement.

10. *****
CASE NUMBER: S-130-2020 APPLICANT: MORGAN INC.
REQUEST: Minor Plat Approval of MORGAN SUBDIVISION SECTION 1B
LOCATION: North of and adjacent to Hawkins Road, Approximately 135 feet east of the Hawkins Road/E Johnson Circle Intersection
MAP: 079 PARCEL: 041.00 (P/O) ACREAGE: .54
OF LOTS: 2 CIVIL DISTRICT(S): 12 ZONING: R-2

11. CASE NUMBER: S-131-2020 APPLICANT: MORGAN INC
REQUEST: Preliminary Plat Approval of MORGAN SUBDIVISION SECTION 1A
LOCATION: West and adjacent to Edmondson Ferry Road, Approximately 475 feet southwest of the Edmondson Ferry Road and Edmondson Ferry Court intersection.
MAP: 079 PARCEL: 041.00 (P/O) ACREAGE: .98
OF LOTS: 3 CIVIL DISTRICT(S): 12
ZONING: R-2

12. CASE NUMBER: S-132-2020 APPLICANT: MORGAN INC.
REQUEST: Preliminary Plat Approval of MORGAN SUBDIVISION SECTION 2 (CLUSTER)
LOCATION: North of and adjacent to Hawkins Road, west of Edmondson Ferry Road, east of and adjacent to the current terminus of Barry Drive, South of Crabtree Circle.
MAP: 079 PARCEL: 041.00 (P/O) ACREAGE: 18.5
OF LOTS: 50 CIVIL DISTRICT(S): 12 ZONING: R-2
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance to Section 4.3 Subsection 2 of the Subdivision Regulations to allow a block length of approximately 1,626 feet in length, which exceeds the maximum of 1,500' allowed.

V. SUBDIVISIONS (CONT.):

13. CASE NUMBER: S -133-2020 APPLICANT: C B P PROPERTIES
REQUEST: Revised Preliminary Plat Approval of GLENSTONE ROW
LOCATION: North of and adjacent to Ashland City Road (Highway 12), south of Glenstone Springs Drive, approximately 175 feet east of the intersection of Glenstone Boulevard and Ashland City Road.
MAP: 088 A PARCEL: B 001.01 ACREAGE: 2.28
OF LOTS: 10 CIVIL DISTRICT(S): 11 ZONING: R-2A

VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance from Section 3.2.5 Subsection 4.B. of the Subdivision Regulations to allow the applicant to use a “Common Maintenance Agreement” instead of the required “Association” for the maintenance of the proposed Private Permanent Access Easement.

14. *****

CASE NUMBER: S -134-2020 APPLICANT: MARK HOLLEMAN
REQUEST: Revised Preliminary Plat Approval of PARK AT OLIVER FARMS (CLUSTER) LOCATION: North of Dunlop Lane, South of and adjacent to Buck Road, East of and adjacent to Kirkwood Road
MAP: 034 PARCEL: 023.00 ACREAGE: 129.79
OF LOTS: 279 CIVIL DISTRICT(S): 1
ZONING: R-1

15. CASE NUMBER: S-135-2020 APPLICANT: R P G DEVELOPMENT
REQUEST: Preliminary Plat Approval of PALOMAKI DEVELOPMENT LOT 1 & BASHAM ESTATES SECTION 5 (CLUSTER)
LOCATION: South of and adjacent to Rossview Road, East of Basham Lane, north of and adjacent to the terminus of Whitland Drive.
MAP: 057 PARCEL: 056.00, 056.03 ACREAGE: 16.48
OF LOTS: 17 CIVIL DISTRICT(S): 6 ZONING: O-1/R-1

VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting 2 variances from the Subdivision Regulations. 1. Section 4.1.2 Subsection 1. to allow the proposed subdivision to not connect to the existing Montclair Drive. 2. Requesting a variance to Section 4.1.9. Subsection 3. to allow Montclair Drive to dead end without a permanent cul-de-sac and leave the existing condition as it currently exists.

16. CASE NUMBER: S-136-2020 APPLICANT: DAVID B. SMITH
REQUEST: Minor Plat Approval of BELL TRACE LOT 1
LOCATION: North side of Bell Trace Court, 500 feet West of the intersection of Bell Trace Court and Chesapeake Lane

MAP: 040 PARCEL: 004.21 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 6 ZONING: C-2

V. SUBDIVISIONS (CONT.):

17. CASE NUMBER: S-137-2020 APPLICANT: DERRICK STEVENS (ASCENSION PROPERTIES,
LLC)
REQUEST: Preliminary Plat Approval of ASCENSION PROPERTIES LLC WEST THOMPkins LANE
LOTS 1 AND 2
LOCATION: South and East W Thompkins Ln, North of Ashland City Road
MAP: 080H-E PARCEL: 008.00 ACREAGE: .968
OF LOTS: 2 CIVIL DISTRICT(S): 12
ZONING: R-3

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-46-2020 APPLICANT: Brian Wolff
AGENT: Clint Head
DEVELOPMENT: Wolff Estates
PROPOSED USE: Multi Family
LOCATION: 2250 McCormick Lane
MAP: 041,040.01(P/O) ACREAGE: 1.79 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-47-2020 APPLICANT: William Belew Jr.
AGENT: Cal Burchett
DEVELOPMENT: Copper Ridge
PROPOSED USE: Multi Family
LOCATION: 1605 Needmore Road
MAP: 018,042.00(P) ACREAGE: 30.84 CIVIL DISTRICT: 2

3. CASE NUMBER: SR-48-2020 APPLICANT: William Hadley
AGENT: Cal Burchett
DEVELOPMENT: Sage Meadows
PROPOSED USE: Multi-Family
LOCATION: 1541 Tylertown Road
MAP: 008-H-A-014.00 ACREAGE: 0.62 CIVIL DISTRICT: 2

4. CASE NUMBER: SR-49-2020 APPLICANT: Anthony Suggs

AGENT: Cal Burchett

DEVELOPMENT: 511 Britton Springs

PROPOSED USE: Multi-Family

LOCATION: 511 Britton Springs Rd

MAP: 030-H-C, 032.00 & 033.00 ACREAGE: 0.36 CIVIL DISTRICT: 3

5. CASE NUMBER: SR-50-2020 APPLICANT: Millan Enterprises

AGENT: Cal Burchett

DEVELOPMENT: Milan Enterprises Contractor Office

PROPOSED USE: Contractors Office

LOCATION: 215 Beech St.

MAP: 055-I-E-030.00 ACREAGE: 0.60 CIVIL DISTRICT: 7

6. CASE NUMBER: SR-51-2020 APPLICANT: Real Life Church

AGENT: Cal Burchett

DEVELOPMENT: Real Life Church Sango

PROPOSED USE: Church

LOCATION: 3575 Sango Road

MAP: 082, 046.00 ACREAGE: 10.15 CIVIL DISTRICT: 11

7. CASE NUMBER: SR-52-2020 APPLICANT: RPG Development

AGENT: J Chris Fielder

DEVELOPMENT: Palomaki Development

PROPOSED USE: Office Buildings

LOCATION: 820 Rossvie Road

MAP: 057, 056.00 & 056.03 ACREAGE: 16.50 CIVIL DISTRICT: 6

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. UPDATES TO ADDRESSING MANUAL
- C. RETIREMENT INCENTIVE PROGRAM
- D. EMPLOYEE MANUAL UPDATE