

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

March 23, 2021

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: 2/23/2021

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/25/2021 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/1/2021 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/5/2021 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 4/12/2021 - 6:00 P.M.

1. CASE NUMBER: Z-10-2021 APPLICANT(S): Charles Hand AGENT: Brad Martin (Lyle, Cook, Martin)

DEFERRED

REQUEST: E-1 Single-Family Estate District

to PUD-1 Planned Unit Development Residential District

LOCATION: Property fronts on the east side of the intersection of Cedarcroft Drive and Ussery Road

TAX MAP(S): 065 F PARCEL #: C 003.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: The applicant would like to develop a 6-lot PUD for residential housing with two access points along Cedarcroft Drive and an interior private drive to access each residence.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 11

2. CASE NUMBER: Z-11-2021 APPLICANT(S): Reda Home Builders, Inc. AGENT: Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: located southeast of the Twin Rivers Rd. and Nolen Rd. intersection.

TAX MAP(S): 055 PARCEL #: 033.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Rezoning to build condos to sell individually with an HOA to insure proper property maintenance and management.

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

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

3. CASE NUMBER: Z-12-2021 APPLICANT(S): Reda Home Builders, Inc. AGENT: Reda Home Builders, Inc.

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

LOCATION: Property located at the eastern terminus of the southern Circle hill Dr. right of way & also located north frontage of Cave Springs Rd.

TAX MAP(S): 054D PARCEL #: C 001.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To provide affordable living within the city and improve the current neighborhood.

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

4. CASE NUMBER: Z-13-2021 APPLICANT(S): Hilldale United Methodist Church Inc AGENT: Mark Holleman

REQUEST: R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northeast corner of the Madison St. & Tanglewood Dr. intersection.

TAX MAP(S): 080 B PARCEL #: A 009.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To bring it into compliance with what it has been used for the past 50 years.

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

5. CASE NUMBER: Z-14-2021 APPLICANT(S): Estate Of Frank Wooten Linda Roberts, Executor
AGENT: Cody Dahl

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

LOCATION: Property located at the northeast corner of the Reynolds St. & Cedar St. intersection.

TAX MAP(S): 066E PARCEL #: E 025.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Replace existing outdated housing with 4 new houses. Increase in property values and taxes for the area.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6

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

6. CASE NUMBER: Z-15-2021 APPLICANT(S): Reda Home Builders, Inc.
REQUEST: R-3 Three-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property located at the northwest corner of the Oak St. & Mann Circle intersection.

TAX MAP(S): 055H PARCEL #: J 009.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Future building opportunities

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4

CASE NUMBER: Z-16-2021 APPLICANT(S): Kolbe Homes LLC Robert Kolbe

REQUEST: R-2D Two-Family Residential District

7. to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Peachers Mill Rd. 355+/- feet north of the Peachers Mill Rd. & Randell Dr. intersection & located at the western southern terminus of LeighAnn Dr.

TAX MAP(S): 055A PARCEL #: A 005.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: This is an extension of the existing zone classification from the south. This would allow the owner to have Multi-Family housing.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4

8. CASE NUMBER: Z-17-2021 APPLICANT(S): Black Hawk Land Bert Singletary Development

REQUEST: R-2 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the east frontage of Peachers Mill Rd. east of the Peachers Mill Rd. & Henry Place intersection.

TAX MAP(S): 018 PARCEL #: 035.11 (P/O) CIVIL DISTRICT: 3

REASON FOR REQUEST: To develop property into commercial uses.

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5

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

9. CASE NUMBER: Z-18-2021 APPLICANT(S): John M & James R Clark AGENT: Mark Holleman
Houston Smith

DEFERRED

REQUEST: AG Agricultural District / C-2 General Commercial District
to R-4 Multiple-Family Residential District

LOCATION: A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd. 2,025+/- west of the E. Boy Scout Rd. & Needmore Rd. intersection.

TAX MAP(S): 018 PARCEL #: 023.00 018 023.02 CIVIL DISTRICT: 2

REASON FOR REQUEST: Best suited use is R-4 , to the right is 5 acres of C-5, behind it is R-4 and across the street is the race track.

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

10. CASE NUMBER: Z-19-2021 APPLICANT(S): Johnathan Blick

REQUEST: M-2 General Industrial District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of N. Ford St. at the southern terminus of N. Ford St.

TAX MAP(S): 055J PARCEL #: A002.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Zoned to R-4 to build multi family units similar to ones in the area.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4

11. CASE NUMBER: Z-20-2021 APPLICANT(S): Cumberland Radio Partnership Inc AGENT: Chris Blackwell Construction

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

LOCATION: Property fronting on the east frontage of Martin St., 1,470 +/- feet south of the Crossland Ave. & Martin St. intersection.

TAX MAP(S): 079C PARCEL #: C 043.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Extension of existing R-4 zoning for more dense multifamily infill development.

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

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

12. CASE NUMBER: Z-21-2021 APPLICANT(S): Ava Homes LLC

DEFERRAL

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

LOCATION: Property fronting on the south frontage of Barker St., 1,225 +/- feet east of the S. Riverside Dr. & Barker St. intersection.

TAX MAP(S): 079B PARCEL #: B 012.00 B 013.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To provide a more dense infill development

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

13. CASE NUMBER: CZ-3-2021 APPLICANT(S): Billy & Lucille Wilcox AGENT: Tameisha Hamilton

REQUEST: AG Agricultural District
 to AGC Agricultural Commercial District

LOCATION: A tract of land fronting on the east frontage of Guthrie Rd. 775 +/- feet south of the Guthrie Rd. & Johnson St. intersection.

TAX MAP(S): 011 PARCEL #: 008.00(P/O) CIVIL DISTRICT: 1

REASON FOR REQUEST: Request is needed in order to build an event center

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

14. CASE NUMBER: CZ-4-2021 APPLICANT(S): J & J Properties Jim Vick AGENT: Jeff Burkhart

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

LOCATION: A tract of land fronting on the west frontage of Port Royal Rd. 2,050 +/- feet south of the Port Royal Rd. & Braxtons Run intersection.

TAX MAP(S): 010 PARCEL #: 016.03 CIVIL DISTRICT: 1

REASON FOR REQUEST: To develop property into acre minimum estate lots.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

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

15. CASE NUMBER: CZ-5-2021 APPLICANT(S): Pamela Rye

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

LOCATION: Property fronting on the south frontage of Harris Circle Rd., 628 +/- feet west of the Shiloh Canaan Rd. & Harris Cir. intersection.

TAX MAP(S): 120 PARCEL #: 023.00 CIVIL DISTRICT: 19

REASON FOR REQUEST: To bring lot into compliance and allow for issuance of a building permit.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

16. CASE NUMBER: CZ-6-2021 APPLICANT(S): Shannon And Sandra Cummings

REQUEST: AG Agricultural District
to AGC Agricultural Commercial District

LOCATION: A portion of property fronting on the west frontage of Dixie Bee Rd., 500 +/- feet south of the Monticello Trace & Dixie Bee Rd. intersection.

TAX MAP(S): 083 PARCEL #: 049.09 (P/O) CIVIL DISTRICT: 5th

REASON FOR REQUEST: I would like to have a small luxury dog boarding and dog daycare building on my almost 17 acres. The community is in need of excellent care for their dogs. It only needs to be AG Comm .

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

A. Approval of Subdivision Regulation 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:

1. CASE NUMBER: S-4-2021 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of OLD SPEES ACRES
LOCATION: East of and adjacent to North Liberty Church Road, south of Sunshine Drive, approximately 165 feet south and east of the intersection of North Liberty Church Road and Sunshine Drive.
MAP: 044 PARCEL: 080.00, 080.01 ACREAGE: 3.38
OF LOTS: 8 CIVIL DISTRICT(S): 8 ZONING: R-1/R-2 GROWTH PLAN: CITY

2. CASE NUMBER: S-5-2021 APPLICANT: GREENSPACE PARTNERS
REQUEST: Preliminary Plat Approval of THE QUARRY SECTIONS 1 & 2 (CLUSTER)
LOCATION: South of Dunbar Cave Road, west of and adjacent to Old Russellville Pike, south of and adjacent to the southern terminus of Heritage Drive, north and west of Candlewood Drive.
MAP: 056 PARCEL: 073.00 ACREAGE: 52.73
OF LOTS: 176 CIVIL DISTRICT(S): 12
ZONING: R-6/R-1 GROWTH PLAN: CITY

3. CASE NUMBER: S-11-2021 APPLICANT: MARK GRANT
REQUEST: Preliminary Plat Approval of IRELAND HILLS (CLUSTER)
LOCATION: South of and adjacent to Dover Road (US HWY 79), west of and adjacent to South Liberty Church Rd., south and east of the the entrance and exit ramps for Paul Huff Parkway (US HWY 374) at Dover Road.
MAP: 053 PARCEL: 148.04 ACREAGE: 120.81
OF LOTS: 254 CIVIL DISTRICT(S): 8 GROWTH PLAN: PGA

4. CASE NUMBER: S-21-2021 APPLICANT: SUK LEE
REQUEST: Preliminary Plat Approval of FAWN MEADOWS SECTION 2
LOCATION: South of Interstate 24, north of Sango Road, east of and adjacent to South Woodson Road.
MAP: 082 PARCEL: 091.00 ACREAGE: 90.10
OF LOTS: 39 CIVIL DISTRICT(S): 5
ZONING: AG GROWTH PLAN: UGB
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance to section 4.3 Subsection 2. of the Subdivision Regulations for Solitude Way to allow a block length of approximately 1,725', which exceeds the maximum allowed of 1,500'.

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-22-2021 APPLICANT: C. BLACKWELL CONSTRUCTION
REQUEST: Preliminary Plat Approval of DUNBAR 5 (CLUSTER)
LOCATION: South of Rossvie Road, east of Basham Lane, north of Dunbar Cave Road, west of and adjacent to Barnhill Road.
MAP: 057 PARCEL: 075.00 (portion) ACREAGE: 10.12
OF LOTS: 21 CIVIL DISTRICT(S): 6
ZONING: R-1 GROWTH PLAN: CITY

6. CASE NUMBER: S-23-2021 APPLICANT: MARK HOLLEMAN
REQUEST: Preliminary Plat Approval of CHARLESTON COVE
LOCATION: South of and adjacent to Golf Club Lane, north of and adjacent to Paradise Hill Road, west of Highland Circle, east of Hayden Drive.
MAP: 080A PARCEL: E 006.00, 007.00, 023.00 ACREAGE: 11.11
OF LOTS: 80 CIVIL DISTRICT(S): 12
ZONING: R-6/R-1 GROWTH PLAN: CITY

7. CASE NUMBER: S-25-2021 APPLICANT: BATSON EAST-LAND CO. **DEFERRED**
REQUEST: Minor Plat Approval of BATSON PROPERTY NORTH EDGEWOOD PLACE LOTS 1 & 2
LOCATION: North of an adjacent to N Edgewood Place, approximately 180 feet northwest of the intersection of Wilma Rudolph Boulevard and North Edgewood Place.
MAP: 032 PARCEL: 013.02 ACREAGE: 4.15
OF LOTS: 2 CIVIL DISTRICT(S): 2 ZONING: C-5/AG GROWTH PLAN: CITY

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:

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

1. CASE NUMBER: SR-11-2021 APPLICANT: BJ Properties

AGENT: Cal Burchett

DEVELOPMENT: West Fork Crossing

PROPOSED USE: Multifamily

LOCATION: 2152 Ft. Campbell Blvd.

MAP: 019, 021.00 ACREAGE: 17.99 CIVIL DISTRICT: 3

2.

CASE NUMBER: SR-12-2021 APPLICANT: Jeffery Robinson

AGENT: Cal Burchett

DEVELOPMENT: 527 N. 1st Street Apartments

PROPOSED USE: Multifamily

LOCATION: 527 N. 1st Street

MAP: 066B-B 010.00 and 011.00 ACREAGE: 0.35 CIVIL DISTRICT: 12

3.

CASE NUMBER: SR-13-2021 APPLICANT: Albatross Partners

AGENT: Cal Burchett

DEVELOPMENT: 1625 Golf Club-Albatross

PROPOSED USE: Multifamily

LOCATION: 1625 Golf Club Lane

MAP: 080A-D 001.00 ACREAGE: 3.99 CIVIL DISTRICT: 12

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

03/23/2021

4. CASE NUMBER: SR-14-2021 APPLICANT: Millan Enterprises
AGENT: Cal Burchett
DEVELOPMENT: Millan Retail & Storage Ft. Campbell Blvd.
PROPOSED USE: Storage and Retail
LOCATION: 2681 Ft. Campbell Blvd.
MAP: 019A-A 001.00 ACREAGE: 2.60 CIVIL DISTRICT: 3

5. CASE NUMBER: SR-15-2021 APPLICANT: Fortbridge Capital Partners
AGENT: Cal Burchett
DEVELOPMENT: Fortbridge Apartments
PROPOSED USE: Multifamily
LOCATION: Peachers Mill Road
MAP: 018, 035.03 ACREAGE: 27.03 CIVIL DISTRICT: 3

6. CASE NUMBER: SR-16-2021 APPLICANT: Cody Heggie
AGENT:
DEVELOPMENT: Heggie Salon
PROPOSED USE: Salon
LOCATION: 1508 Madison Street
MAP: 065P, J 006.00 ACREAGE: 0.62 CIVIL DISTRICT: 12

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

03/23/2021

7. CASE NUMBER: SR-17-2021 APPLICANT: Brian Wolff

AGENT: Britt Little

DEVELOPMENT: Providence Pointe Multifamily

PROPOSED USE: Multifamily

LOCATION: Providence Pointe

MAP: 054E-C 009.00 & 011.00 ACREAGE: 12.1 CIVIL DISTRICT: 7

8. CASE NUMBER: SR-18-2021 APPLICANT: MRG Homes Inc.

AGENT: Britt Little

DEVELOPMENT: Meadowhill Tract 7

PROPOSED USE: Multifamily

LOCATION: Longshadow Trail

MAP: 081J-A 004.00 ACREAGE: 5.38 CIVIL DISTRICT: 11

9. CASE NUMBER: SR-19-2021 APPLICANT: Jerrold Pedigo

AGENT: J Chris Fielder

DEVELOPMENT: Exit 11 Commercial

PROPOSED USE: Commercial Spec Building

LOCATION: Hornbuckle Rd

MAP: 063, 046.04 (P/O) ACREAGE: 3.00 CIVIL DISTRICT: 11

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS
STATEMENT

B. HANDBOOK UPDATES

1. EMERGENCY CLOSINGS
2. EXPENSE REIMBURSEMENT