

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**May 25, 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: 4/27/2021**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/27/2021 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/3/2021 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 6/7/2021 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 6/14/2021 - 6:00 P.M.**

1. 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

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

2. 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

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

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

**WITHDRAWN**

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

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4. CASE NUMBER: Z-24-2021 APPLICANT(S): Satish Prabhu AGENT: Matt Ellis

REQUEST: C-4 Highway Interchange District  
to R-4 Multiple-Family Residential District

LOCATION: Two parcels fronting on the east frontage of New South Dr., 395 +/- feet south of the Martin Luther King, Jr. / Highway 76 & New South Dr. intersection.

TAX MAP(S): 063P PARCEL #: C006.00 C007.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To facilitate the sale of the property currently under contract

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10

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

5. CASE NUMBER: Z-25-2021 APPLICANT(S): Singletary Construction LLC AGENT: Bert Singletary  
REQUEST: C-5 Highway and Arterial Commercial District  
to C-2 General Commercial District  
LOCATION: Property fronting on the south frontage of Center Pointe Dr., 750 +/- feet west of the Center Pointe Dr. & Center Ct. intersection.  
TAX MAP(S): 041K PARCEL #: E 010.01 CIVIL DISTRICT: 6  
REASON FOR REQUEST: C-2 allows development as mixed use and would provide a buffer between the adjacent R-4 and C-5 zones.  
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11  
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6. CASE NUMBER: Z-26-2021 APPLICANT(S): Salvador Castro AGENT: Rex Hawkins  
REQUEST: C-5 Highway and Arterial Commercial District  
to C-2 General Commercial District  
LOCATION: Property fronting on the north frontage of Jack Miller Blvd., 810 +/- east of the Ft. Campbell Blvd. & Jack Miller Blvd. intersection.  
TAX MAP(S): 019H PARCEL #: C 008.05 CIVIL DISTRICT: 3  
REASON FOR REQUEST: Down zone from C-5 to C-2  
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 1  
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7. CASE NUMBER: Z-27-2021 APPLICANT(S): Syd Hedrick AGENT: Syd Hedrick  
REQUEST: R-3 Three-Family Residential District / R-6 Single-Family Residential District  
to C-2 General Commercial District  
LOCATION: Property located south of Crossland Ave., north of West High St. & east of Charlotte St.  
TAX MAP(S): 0660 PARCEL #: B 002.00 B 003.00 B 004.00 B 005.00 CIVIL DISTRICT: 12  
REASON FOR REQUEST: Owner seeks to rezone from residential to commercial. Recent zoning in the area to adjacent property supports a request to C-2. C-2 zoning is also an appropriate zoning when displacing residential and buffering a commercially suitable corridor.  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6  
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**IV. CITY & COUNTY ZONING CASES (CONT.):**

8. CASE NUMBER: Z-28-2021 APPLICANT(S): Bristol Ridge Apartments  
REQUEST: C-5 Highway and Arterial Commercial District / R-1A Single-Family Residential District  
to R-4 Multiple-Family Residential District / C-5 Highway & Arterial Commercial District / R-1A  
Single-Family Residential District  
LOCATION: Property located south of Highway 76 & north of the street stub of Karmaflux Way.  
TAX MAP(S): 063 PARCEL #: 067.00 CIVIL DISTRICT: 11  
REASON FOR REQUEST: To revise and clean up zoning to match master plan.  
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10

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9. CASE NUMBER: Z-29-2021 APPLICANT(S): Brian Wolff AGENT: Houston Smith  
REQUEST: R-3 Three-Family Residential District/ C-2 General Commercial District  
to C-2 General Commercial District / R-3 Three Family Residential District  
LOCATION: Property located north of Providence Blvd. & east of Cave Springs Rd.  
TAX MAP(S): 054E PARCEL #: A 005.00 (P/O) CIVIL DISTRICT: 7  
REASON FOR REQUEST: To facilitate the sale of the property currently under contract  
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4

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10. CASE NUMBER: Z-30-2021 APPLICANT(S): Dan Johnson AGENT: Todd Morris  
REQUEST: AG Agricultural District  
to R-1 Single-Family Residential District  
LOCATION: Property fronting on the south/west frontage of Powell Rd., 725+/- feet south of the Powell Rd. &  
Ellie Piper Cir. intersection.  
TAX MAP(S): 057 PARCEL #: 133.03 CIVIL DISTRICT: 6  
REASON FOR REQUEST: Single family subdivision  
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10

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11. CASE NUMBER: Z-31-2021 APPLICANT(S): William Belew Jr.  
REQUEST: R-1A Single-Family Residential District  
to C-5 Highway & Arterial Commercial District  
LOCATION: Property located at the southeast corner of Needmore Rd. & Hazelwood Rd.  
TAX MAP(S): 018 PARCEL #: 042.00(PO) CIVIL DISTRICT: 2  
REASON FOR REQUEST: Commercial Development  
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8

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

12. CASE NUMBER: CZ-9-2021    APPLICANT(S): Todd                    AGENT: Houston Smith

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

LOCATION: Property located south of Old Sango Rd. & west of Sango Dr.

TAX MAP(S): 082    PARCEL #: 161.00            CIVIL DISTRICT: 11

REASON FOR REQUEST: To allow multifamily development.

CO. COMM. DISTRICT: 15    CITY COUNCIL WARD: N/A

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13. CASE NUMBER: CZ-11-2021    APPLICANT(S): Jeff Shepherd

REQUEST: R-1 Single-Family Residential District  
                                to C-2 General Commercial District

LOCATION: Property located at the northeast corner of the Lake Rd. & Old Dover Rd. intersection.

TAX MAP(S): 052    PARCEL #: 076.00    082.00    CIVIL DISTRICT: 8

REASON FOR REQUEST: To bring property into zoning compliance to be used as construction company office.

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

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14. CASE NUMBER: CZ-12-2021    APPLICANT(S): Jason Winn    AGENT: Bobby Powers

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

LOCATION: Property located south of the terminus of Hilltop View Rd. & west of River Rd.

TAX MAP(S): 100    PARCEL #: 091.00(PO)            CIVIL DISTRICT: 17

REASON FOR REQUEST: Extend existing R-1 zone district to remainder of the parcel for the development of a single family subdivision.

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

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

15. CASE NUMBER: CZ-13-2021    APPLICANT(S): Jane Walker    AGENT: C S - Clarksville Chris Goodman

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

LOCATION: Property fronting on the east frontage of Deerwood Rd., 825 +/- feet south of the Highway 41-A South & Deerwood Rd. intersection.

TAX MAP(S): 087    PARCEL #: 030.01    CIVIL DISTRICT: 10

REASON FOR REQUEST: Rezoning to allow for small subdivision

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

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16. CASE NUMBER: CZ-14-2021    APPLICANT(S): F W J R Development Partnership

REQUEST: M-1 Light Industrial District  
to C-5 Highway & Arterial Commercial District

LOCATION: Property southeast of Guthrie Hwy. & northeast of Hampton Station Rd.

TAX MAP(S): 015    PARCEL #: 007.02    CIVIL DISTRICT: 1

REASON FOR REQUEST: To convert existing office building into a private school

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

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-43-2021 APPLICANT: EXIT 8 PROPERTIES  
REQUEST: Preliminary Plat Approval of EXIT 8 PROPERTIES RIGHT OF WAY DEDICATION (previously International Blvd Right Of Way Dedication)  
LOCATION: East of I-24, south of Rossvie Road, approximately 500 feet south of the intersection of Rossvie Road and International Boulevard.  
MAP: 058 PARCEL: 001.00 (portion) ACREAGE: 9.44  
# OF LOTS: 0 ZONING: C-5/M-1 CIVIL DISTRICT(S): 6 GROWTH PLAN: CITY  
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2. CASE NUMBER: S-44-2021 APPLICANT: AVA HOMES L L C  
REQUEST: Preliminary Plat Approval of AVA HOMES LLC DODD ST. LOTS 1-3 (Replat of Carney & savage Addition Lots 56 & 57)  
LOCATION: South of and adjacent to Dodd Street, east of Reynolds Street, north of Poplar Court at the terminus of Dodd Street.  
MAP: 066E PARCEL: M 007.00 ACREAGE: .43  
# OF LOTS: 3 CIVIL DISTRICT(S): 12  
ZONING: R-6 GROWTH PLAN: CITY  
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3. CASE NUMBER: S-45-2021 APPLICANT: DOUBLE BOGEY PARTNERS  
REQUEST: Preliminary Plat Approval of DOUBLE BOGEY ESTATES SECTION 1  
LOCATION: South and East of Gratton Road, across from the intersection of Waterchase Way and Gratton Road.  
MAP: 089 PARCEL: 012.00 (PO) ACREAGE: 4.26  
# OF LOTS: 5 CIVIL DISTRICT(S): 11  
ZONING: R-1 GROWTH PLAN: CITY  
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4. CASE NUMBER: S-46-2021 APPLICANT: WILLIAM BELEW  
REQUEST: Revised Preliminary Plat Approval of CEDAR SPRINGS SECTION 3 (REVISED PRELIMINARY) (CLUSTER)  
LOCATION: South of Hazelwood Road, east of and adjacent to Needmore Road, west of and adjacent to the western terminus of Sydney Louise Drive.  
MAP: 018 PARCEL: 042.00 ACREAGE: 30.84  
# OF LOTS: 188 CIVIL DISTRICT(S): 2  
ZONING: R-1A GROWTH PLAN: CITY  
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**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-47-2021 APPLICANT: DOUBLE J PARTNERS  
REQUEST: Preliminary Plat Approval of WOFFORD HILLS  
LOCATION: Southeast of Guthrie Highway, west of and adjacent to Port Royal Road, approximately 1,400 feet southeast of the intersection of Braxtons Run and Port Royal Road.  
MAP: 010 PARCEL: 016.03 ACREAGE: 111  
# OF LOTS: 79 CIVIL DISTRICT(S): 1 ZONING: E-1 GROWTH PLAN: RA

**VARIANCES REQUESTED:** The applicant is requesting two variances from the Subdivision Regulations.

1. Section 4.3 Subsection 2. for the proposed "Road 2" to allow a block length of approximately 1,840', which exceeds the maximum allowed of 1,500'.

2. Section 4.1.9 Subsection 1. for the proposed "Road 3" allow a cul-de-sac length of approximately 126 feet, which is less than the minimum allowed of 150'.

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6. CASE NUMBER: S-48-2021 APPLICANT: REDA HOME BUILDERS  
REQUEST: Preliminary Plat Approval of HAND ESTATES SECTION 5  
LOCATION: North of Lafayette Road, Southwest of Garrettsburg Road, west of and adjacent to the current terminus of Kendall Drive.  
MAP: 029 PARCEL: 070.00 ACREAGE: 2.43  
# OF LOTS: 4 CIVIL DISTRICT(S): 3 ZONING: R-1 GROWTH PLAN: RA

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7. CASE NUMBER: S-49-2021 APPLICANT: CHRIS BLACKWELL REQUEST: Preliminary Plat Approval of MOCKINGBIRD MEADOWS (previously Hummingbird Estates)  
LOCATION: North of Highway 13, north of Mockingbird Hill Road, north and west of the terminus of Hummingbird Meadows Road.  
MAP: 140 PARCEL: 013.05, 013.06 ACREAGE: 10.01  
# OF LOTS: 5 CIVIL DISTRICT(S): 20  
ZONING: AG GROWTH PLAN: RA

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

- 1. CASE NUMBER: SR-22-2021      APPLICANT: Mark Boles  
AGENT: Britt Little  
DEVELOPMENT: Mark Boles Property  
PROPOSED USE: Multifamily  
LOCATION: Center Pointe Drive  
MAP: 041,059.00      ACREAGE: 2.95      CIVIL DISTRICT: 6

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- 2. CASE NUMBER: SR-27-2021      APPLICANT: Scannell Properties, LLC  
AGENT: J. Chris Fielder  
DEVELOPMENT: CMCCBP Tract 20  
PROPOSED USE: Distribution  
LOCATION: 2800 International Blvd  
MAP: 039,021.00 & 040,012.00      ACREAGE: 73.00      CIVIL DISTRICT: 6

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- 3. CASE NUMBER: SR-28-2021      APPLICANT: Liberty Park Partners  
AGENT: J Chris Fielder  
DEVELOPMENT: Liberty Park Partners Spec Retail  
PROPOSED USE: Spec Retail  
LOCATION: 1191 Hwy 48/Cumberland Dr  
MAP: 079,035.00 (P/O)      ACREAGE: 4.60      CIVIL DISTRICT: 12

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

05/25/2021

- 4. CASE NUMBER: SR-29-2021      APPLICANT: RG Brothers LLC  
AGENT: J Chris Fielder  
DEVELOPMENT: Immunotek Clarksville  
PROPOSED USE: Medical Office  
LOCATION: 804 Providence Blvd.  
MAP: 054E-D, 004.00      ACREAGE: 1.87      CIVIL DISTRICT: 7

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- 5. CASE NUMBER: SR-30-2021      APPLICANT: Allen Moser  
AGENT: Cal Burchett  
DEVELOPMENT: Center Springs 2  
PROPOSED USE: Multifamily  
LOCATION: Britton Springs Road  
MAP: 029, 042.00      ACREAGE: 9.26      CIVIL DISTRICT: 3

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- 6. CASE NUMBER: SR-31-2021      APPLICANT: Sunil Arunagiri  
AGENT: Cal Burchett  
DEVELOPMENT: Sunil Retail 41-A S  
PROPOSED USE: Retail  
LOCATION: Hwy 41-A S  
MAP: 081, 025.00      ACREAGE: 2.83      CIVIL DISTRICT: 11

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

05/25/2021

7. CASE NUMBER: SR-32-2021 APPLICANT: Providence Builders  
AGENT: Cal Burchett  
DEVELOPMENT: Judy's Hope  
PROPOSED USE: Religious Institution  
LOCATION: 46 Union St.  
Clarksville, TN 37040  
MAP: 066K H/ 016.00 ACREAGE: 11.88 CIVIL DISTRICT: 12

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8. CASE NUMBER: SR-33-2021 APPLICANT: Eagles Bluff TGP  
AGENT: Vernon Weakly  
DEVELOPMENT: Midtown Place  
PROPOSED USE: Multifamily  
LOCATION: Old Trenton Road  
MAP: 056, 062.00 ACREAGE: 13.2 CIVIL DISTRICT: 12

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9. CASE NUMBER: SR-34-2021 APPLICANT: Robert Kolbe  
AGENT: Brad Weakley  
DEVELOPMENT: Kylie Avenue Townhomes  
PROPOSED USE: Multifamily  
LOCATION: Peachers Mill Road  
MAP: 055A A 005.00 ACREAGE: 19.9 CIVIL DISTRICT: 7

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

05/25/2021

10. CASE NUMBER: AB-1-2021      APPLICANT: Cody & Lindsey Heggie

AGENT: Cal Burchett

DEVELOPMENT: CODY AND LINDSEY HEGGIE

PROPOSED USE: ABANDONMENT

LOCATION: North of Golf Club Lane, South of Madison Street, East of Liberty Parkway

MAP: North of 80A-C-1.00,2.00,3.00 and South of 65P-J-3.00,4.00,5.00, 6.00      ACREAGE: 0.22      CIVIL

DISTRICT: 12

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11. CASE NUMBER: AB-2-2021      APPLICANT: Damon Dozier

DEVELOPMENT: Damon Dozier

PROPOSED USE: ABANDONMENT

LOCATION: East of Settlers Trace, a portion of Collins View Way

MAP: North of 058G-B-01.00 and South of 058-B-A-019.00      ACREAGE: 0.218      CIVIL DISTRICT: 1

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**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS STATEMENT

B. CONSIDER CITY OF CLARKSVILLE FY 2021-2026 CAPITAL IMPROVEMENT PLAN

C. ANNEXATION A-2-2021 PLAN OF SERVICE

D. INITIATE CITY ZONING ORDINANCE UPDATE REGARDING BREWERIES AND BREWPUBS.

E. CHANGE CALENDAR - CHANGE INFORMAL IN JUNE FROM JUNE 18, 2021 TO JUNE 17, 2021.

F. BOND APPROVAL

1. ASHLAND CORNER

H. SUBDIVISION REGULATION UPDATES      **DEFERRED**