

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- AGENDA -

June 22, 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: 5/25/2021

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/24/2021 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/1/2021 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/6/2021 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 7/12/2021 - 6:00 P.M.

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

REQUEST: AG Agricultural District / C-2 General Commercial District **WITHDRAWN**  
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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2. CASE NUMBER: Z-32-2021 APPLICANT(S): Rick Reda

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

LOCATION: Property fronting on the east frontage of Evans Rd. east of the intersection of Evans Rd. & Shaw Dr.

TAX MAP(S): 029M PARCEL #: B 001.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: Purpose of rezoning is to build affordable housing to the area and improve current property. Planning to build town homes with garage 200K and under.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

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

3. CASE NUMBER: Z-33-2021 APPLICANT(S): City Of Clarksville AGENT: Joe Pitts, Mayor  
REQUEST: CBD Central Business District  
to R-4 Multiple-Family Residential District  
LOCATION: Property located at the southeast corner of the Union St. & South 3rd. St. intersection.  
TAX MAP(S): 066K PARCEL #: D 025.00, D 011.00, D 026.00 CIVIL DISTRICT: 12  
REASON FOR REQUEST:  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

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4. CASE NUMBER: CZ-15-2021 APPLICANT(S): Oak Hill Estates  
REQUEST: AG Agricultural District  
to E-1 Single-Family Estate District  
LOCATION: Property fronting on the west frontage of SR Highway 48/13, 700 +/- feet south of the Highway  
48/13 & Attaway Rd. intersection.  
TAX MAP(S): 133 PARCEL #: 018.01 p/o CIVIL DISTRICT: 22  
REASON FOR REQUEST: To create two single family lots  
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

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5. CASE NUMBER: CZ-16-2021 APPLICANT(S): Robert E Morgan  
REQUEST: AG Agricultural District  
to E-1 Single-Family Estate District  
LOCATION: Property fronting on the west frontage of SR Highway 48/13, 245 +/- feet south of the Highway  
48/13 & Morgan Cir. intersection  
TAX MAP(S): 133 PARCEL #: 027.00 CIVIL DISTRICT: 17  
REASON FOR REQUEST: Development of single family housing  
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

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6. CASE NUMBER: CZ-17-2021 APPLICANT(S): Gordon Seay  
REQUEST: AG Agricultural District  
to R-1 Single-Family Residential District  
LOCATION: Property fronting on the south frontage of Buck Rd., 800+/- feet east of the south intersection of  
Buck Rd. & Kirkwood Rd. Property also fronts on the east frontage of Kirkwood Rd., 700 +/- feet south of the  
south int. of Buck Rd. & Kirkwood Rd.  
TAX MAP(S): 034 PARCEL #: 056.00, 056.02, 056.04, 056.06, 056.07 CIVIL DISTRICT: 1  
REASON FOR REQUEST: Property to be rezoned to allow for single family subdivision development  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

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

7. CASE NUMBER: CZ-18-2021    APPLICANT(S): CBP Properties    AGENT: Christian Black, Partner REQUEST:  
AG Agricultural District  
to E-1 Single-Family Estate District

**WITHDRAWN**

LOCATION: Property fronting on the east frontage of Chapel Hill Rd., 2,950 +/- feet south of the Chapel Hill Rd. & Liverworth Rd. intersection.

TAX MAP(S): 131    PARCEL #: 058.02    CIVIL DISTRICT: 16

REASON FOR REQUEST: Lot is only 100 ft. wide, rezoning would bring its width into compliance

CO. COMM. DISTRICT: 4    CITY COUNCIL WARD: N/A

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8. CASE NUMBER: CZ-19-2021    APPLICANT(S): Richard Davis    AGENT: Christian Black  
REQUEST: AG Agricultural District  
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of SR Highway 149, 450 +/- feet west of the Highway 149 & Ussery Rd. South intersection.

TAX MAP(S): 100    PARCEL #: 128.00    CIVIL DISTRICT: 18

REASON FOR REQUEST: Development of a vet clinic

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

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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-59-2021 APPLICANT: JAMES & SHERRY HODGES

REQUEST: Preliminary Plat Approval of THE FLATS

LOCATION: East of and adjacent to Highway 13, South of and adjacent to McWhorter Road, south of and adjacent to the intersection of Highway 13 and McWhorter Road.

MAP: 141 PARCEL: 086.00 ACREAGE: 31.33

# OF LOTS: 10 CIVIL DISTRICT(S): 20 ZONING: AG GROWTH PLAN: RA

VARIANCE(S) REQUESTED: The applicant is requesting two variances from the Subdivision Regulations.

1. Section 3.2.9 Subsection 2 to allow the residential common access easement to be approximately 900' in length, exceeding the maximum allowed of 750'.

2. Section 3.2.9 Subsection 6 to allow a residential common access easement for the development without "Adequate fire protection, including fire hydrants, shall be installed in accordance with the Subdivision Regulations and all other applicable Montgomery County codes and regulations."

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2. CASE NUMBER: S-60-2021 APPLICANT: FAITH MISSION MINISTRIES

REQUEST: Preliminary Plat Approval of CANTIGNY PARK (CLUSTER)

LOCATION: North of the Purple Heart Parkway, west of and adjacent to Shaw Drive, approximately 830 feet west of the intersection of Shaw Drive and Evans Road.

MAP: 029 PARCEL: 060.00 ACREAGE: 18.60

# OF LOTS: 55 CIVIL DISTRICT(S): 3

ZONING: R-1A GROWTH PLAN: CITY

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3. CASE NUMBER: S-61-2021 APPLICANT: JOHN HOLLEMAN

REQUEST: Preliminary Plat Approval of MAYNARD PARK (CLUSTER)

LOCATION: North of the 101st Airborne Division Parkway, east of and adjacent to Ringgold Road, approximately 550 feet south of the Ishee Drive and and Ringgold Road intersection.

MAP: 030 PARCEL: 011.02 ACREAGE: 17.6

# OF LOTS: 58 CIVIL DISTRICT(S): 3

ZONING: R-2 GROWTH PLAN: CITY

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4. CASE NUMBER: S-62-2021 APPLICANT: IRELAND M L L C

REQUEST: Preliminary Plat Approval of CHERRY ACRES (CLUSTER)

LOCATION: East of Paul B Huff Parkway, north of Dover Road, west of and adjacent to North Liberty Church Road, approximately 1,350 feet north of the intersection of Dover Road and North Liberty Church Road.

MAP: 053 PARCEL: 008.01 (portion) ACREAGE: 29.75

# OF LOTS: 70 CIVIL DISTRICT(S): 8

ZONING: R-1 GROWTH PLAN: UGB

**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-63-2021 APPLICANT: R & W HALL PROPERTIES, L L C  
REQUEST: Preliminary Plat Approval of PORT ROYAL FARMS  
LOCATION: South of and adjacent to Highway 76, immediately south of the intersection of Highway 76 and Port Royal Road.  
MAP: 061 PARCEL: 007.00 ACREAGE: 15.09  
# OF LOTS: 10 CIVIL DISTRICT(S): 5 ZONING: E-1 GROWTH PLAN: RA  
**VARIANCE(S) REQUESTED:** The applicant is requesting a variance from Section 4.1.9 Subsection 1. of the Subdivision Regulations to allow a cul-de-sac length for the proposed "Road A" of approximately 999 feet in length, which exceeds the maximum allowed of 750 feet.  
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6. CASE NUMBER: S-64-2021 APPLICANT: DOUBLE J PARTNERS  
REQUEST: Preliminary Plat Approval of TANDY HILLS  
LOCATION: South of and adjacent to Trough Springs Road, east and adjacent to Sango Road, immediately southeast of the intersection of Trough Springs Road and Sango Road.  
MAP: 082 PARCEL: 013.00 ACREAGE: 140.17  
# OF LOTS: 205 CIVIL DISTRICT(S): 11 ZONING: R-1 GROWTH PLAN: UGB  
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7. CASE NUMBER: S-65-2021 APPLICANT: REDA HOME BUILDERS  
REQUEST: Preliminary Plat Approval of CAVE SPRINGS COTTAGES CAVE SPRINGS ROAD  
LOCATION: North of Providence Blvd. east of Ft. Campbell Blvd., north of and adjacent to Cave Springs and at the southern terminus of Circle Hill Drive.  
MAP: 054D PARCEL: C 001.00 ACREAGE: 1.69  
#OF LOTS: 10 CIVIL DISTRICT(S): 7  
ZONING: R-6 GROWTH PLAN: CITY  
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8. CASE NUMBER: S-66-2021 APPLICANT: CLERA AND BILLY NETHERTON  
REQUEST: Preliminary Plat Approval of SULLIVAN BRANCH CREEK SECTION 1 LOTS 1-6  
LOCATION: South of Highway 13, west of and adjacent to Chambers Road, approximately 1,900 feet northwest of the Montgomery and Dickson County lines.  
MAP: 151 PARCEL: 049.02 ACREAGE: 10.15  
# OF LOTS: 6 CIVIL DISTRICT(S): 20  
ZONING: AG GROWTH PLAN: RA  
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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-35-2021 APPLICANT: Shinhung Global USA, Inc.

AGENT: Jon Searle

DEVELOPMENT: Shinhung Global Warehouse Facility

PROPOSED USE: Storage/Warehouse/Distribution

LOCATION: 110 Lifes Good Way

MAP: 009-014.08, 015-003.01 ACREAGE: 42.0 CIVIL DISTRICT: 2

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2. CASE NUMBER: SR-36-2021 APPLICANT: William Beach

AGENT: Cal Burchett

DEVELOPMENT: Beach Oil Store- Exit 11

PROPOSED USE: Gas station/Convenience Store

LOCATION: S. Gateway Blvd.

MAP: 063, 067.00 ACREAGE: 1.50 CIVIL DISTRICT: 11

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CASE NUMBER: SR-37-2021 APPLICANT: CB Investments LLC

3. AGENT: Brad Weakley

DEVELOPMENT: Peachers Mill Multi-Family

PROPOSED USE: Multifamily

LOCATION: 550 Peachers Mill Road

MAP: 054D-D-019.00 and 023.00 ACREAGE: 22.2 CIVIL DISTRICT: 7

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

06/22/2021

4. CASE NUMBER: SR-38-2021 APPLICANT: Avery Steed

AGENT: Avery Steed

DEVELOPMENT: Bent Tree Crossing

PROPOSED USE: Medical Office Building

LOCATION: MLK Blvd./Hwy 76

MAP: 081,009.00 ACREAGE: 4.36 CIVIL DISTRICT: 11

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CASE NUMBER: SR-39-2021 APPLICANT: VR Development

AGENT: Vernon Weakley

5. DEVELOPMENT: Cunningham Plaza

PROPOSED USE: Multifamily/Townhomes

LOCATION: Quin Lane

MAP: 043 001.12 ACREAGE: 16.1 CIVIL DISTRICT: 3

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**VII. OTHER BUSINESS:**

A. SUBDIVISION REGULATION UPDATES

B. MONTHLY PROFIT AND LOSS STATEMENT

C. LETTER OF CREDIT  
1. GLENSTONE ROW