

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**August 24, 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: 7/27/2021**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/26/2021 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/2/2021 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/7/2021 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 9/13/2021 - 6:00 P.M.**

1. CASE NUMBER: Z-34-2021 APPLICANT(S): Reda Home Builders

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

LOCATION: Property located on the north frontage of Madison Street, 1.06- +/- feet west of the  
Madison St. & Tanglewood Dr. intersection.

TAX MAP(S): 065P PARCEL #: D 020.00, D 019.00 D 018.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To match zoning of properties in the area.

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

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2. CASE NUMBER: Z-42-2021 APPLICANT(S): John Crow

REQUEST: C-2 General Commercial District  
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Paradise Hill Rd., 320 +/- feet east of the Paradise Hill  
Rd. & Boilin Ln. intersection.

TAX MAP(S): 079D PARCEL #: E 007.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: See the attached letter

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

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

3. CASE NUMBER: Z-43-2021 APPLICANT(S): Twosome Partners Mark Pirtle AGENT: Lose Design  
Mike Wrye

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

LOCATION: Property located southeast of the Tiny Town Rd. & Needmore Rd. intersection.

TAX MAP(S): 018 PARCEL #: 019.03 CIVIL DISTRICT: 2

REASON FOR REQUEST: Proposed rezoning is to facilitate a multi-family development immediately north of Solis.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8

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4. CASE NUMBER: Z-44-2021 APPLICANT(S): Olympus Investings, LLC AGENT: William Harris

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

LOCATION: Property fronting on the west frontage of Cedar Crest Dr., 440 +/- feet south of the Darnell Place & Cedar Crest Dr. intersection.

TAX MAP(S): 054L PARCEL #: B 035.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Requesting zone change R-3 to R-4 to construct multifamily dwelling of 4 or more units.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6

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5. CASE NUMBER: Z-45-2021 APPLICANT(S): TDK Properties

REQUEST: M-3 Planned Industrial District  
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the southern terminus of Rufus Johnson Rd.

TAX MAP(S): 081 PARCEL #: 054.02 CIVIL DISTRICT: 11

REASON FOR REQUEST: To expand existing commercial business.

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 10

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

6. CASE NUMBER: Z-46-2021 APPLICANT(S): Willie Walker Byard & Mabry Holdings LLC

AGENT: Byard & Mabry Holdings LLC

REQUEST: AG Agricultural District

to R-6 Single-Family Residential District / R-2 Single-Family Residential District

LOCATION: Property fronting on the north frontage of Ringgold Rd., 680 +/- north of the Ishee Dr. & Ringgold Rd. intersection.

TAX MAP(S): 030 PARCEL #: 010.00 010.05 CIVIL DISTRICT: 3

REASON FOR REQUEST: For single family development

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

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7. CASE NUMBER: Z-47-2021 APPLICANT(S): William Belew

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Needmore Rd., 2,425 +/- feet south of the Needmore Rd. & E. Boy Scout Rd. intersection.

TAX MAP(S): 018 PARCEL #: 041.00 CIVIL DISTRICT: 2

REASON FOR REQUEST:

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

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8. CASE NUMBER: Z-48-2021 APPLICANT(S): Johnny Piper

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the southern frontage of Cave Springs Rd. east of Danko Ln.

TAX MAP(S): 054E PARCEL #: A005.00(PO) 054D C 001.00 (PO) CIVIL DISTRICT: 7

REASON FOR REQUEST: To downzone from a triplex to single family residential which will allow individual ownership.

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

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

9. CASE NUMBER: Z-49-2021 APPLICANT(S): William Revell AGENT: Suresh Burle  
REQUEST: AG Agricultural District / C-5 Highway & Arterial Commercial District  
to AG Agricultural District / R-4 Multiple-Family Residential District  
LOCATION: Property fronting on the south frontage of Tiny Town Rd., 775 +/- feet west of the Tiny Town Rd.  
& Allen Rd. intersection.  
TAX MAP(S): 006 PARCEL #: 041.02 CIVIL DISTRICT: 3  
REASON FOR REQUEST: For commercial and multi family development  
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

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10. CASE NUMBER: Z-50-2021 APPLICANT(S): Trent Gallivan  
REQUEST: R-1 Single-Family Residential District  
to R-6 Single-Family Residential District  
LOCATION: Property located at the southeast corner of the Fairview Ln. & W. Rossview Rd. intersection.  
TAX MAP(S): 041K PARCEL #: A 021.00 CIVIL DISTRICT: 6  
REASON FOR REQUEST: Request zone change to bring existing lots into conformance.  
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11

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11. CASE NUMBER: ZO-2-2021 APPLICANT(S): Regional Planning Commission  
REQUEST: Zoning Ordinance text amendment relative to Breweries, Micro Breweries, and Brewpubs  
REASON FOR REQUEST: Regional Planning Commission Action

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12. CASE NUMBER: CZ-23-2021 APPLICANT(S): Abriana Cortes-Brandt Kevin Brandt  
REQUEST: AG Agricultural District  
to AGC Agricultural Commercial District  
LOCATION: Property fronting on the south frontage of Dover Rd. (US Hwy 79) 970 +/- feet west of the  
Dover Rd. (US Hwy 79) & 101st Airborne Division Rd.  
TAX MAP(S): 051 PARCEL #: 017.00 CIVIL DISTRICT: 9  
REASON FOR REQUEST:  
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

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

13. CASE NUMBER: CZ-24-2021    APPLICANT(S): Connie Sue Self Randel Self

AGENT: Patrick V Schmittou

REQUEST: AG Agricultural District

          to AGC Agricultural Commercial District

LOCATION: Property fronting on the north frontage of SR Highway 13, 1,580 +/- feet east of the SR Highway 13 & Shiloh Canaan Rd. intersection.

TAX MAP(S): 140    PARCEL #: 062.00(PO)    CIVIL DISTRICT: 20

REASON FOR REQUEST: 2 bay shop building to store trucks & equipment for pest control business

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-74-2021 APPLICANT/OWNER: ROBERT W. CLARK, ET AL  
 REQUEST: Revised Preliminary Plat Approval of MERCHANTS BOULEVARD RIGHT-OF-WAY  
 DEDICATION **WITHDRAWN**  
 LOCATION: West of Wilma Rudolph Boulevard, south of the 101st Airborne Division Parkway, west of and adjacent to the current terminus of Merchants Boulevard.  
 MAP: 041 PARCEL: 063.00 ACREAGE: .65  
 # OF LOTS: 0 CIVIL DISTRICT(S): 6  
 ZONING: C-3 GROWTH PLAN CITY  
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2. CASE NUMBER: S-79-2021 APPLICANT/OWNER: WILLIAM BELEW REQUEST:  
 Preliminary Plat Approval of CARDINAL CREEK SECTION 2 (CLUSTER) **DEFERRED**  
 LOCATION: South of E Boy Scout Road, north of 101st Airborne Division Pkwy, west of Needmore Road, approximately 2,500 feet south and west of the E Boy Scout Road and Needmore Road intersection.  
 MAP: 031 PARCEL: 008.00 ACREAGE: 228.21  
 # OF LOTS: 467 CIVIL DISTRICT(S): 2  
 ZONING: R-1 GROWTH PLAN CITY  
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3. CASE NUMBER: S-80-2021 APPLICANT/OWNER: QUIKTRIP CORP  
 REQUEST: Preliminary Plat Approval of QUIKTRIP 7149  
 LOCATION: West of Interstate 24, East of Cardinal Lane, north of and adjacent to Rossview Road, immediately north of the intersection of Powell and Rossview Roads.  
 MAP: 057 PARCEL: 016.00 ACREAGE: 29.56  
 # OF LOTS: 5 CIVIL DISTRICT(S): 6  
 ZONING: C-4 GROWTH PLAN CITY  
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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-49-2021      APPLICANT: Eric Hawkins Custom Homes  
AGENT: Chris Goodman  
DEVELOPMENT: Meadowhill Townhomes  
PROPOSED USE: Townhomes  
LOCATION: Meadowhill Lane  
MAP: 081J A 006.00      ACREAGE: 7.11      CIVIL DISTRICT: 11

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- 2. CASE NUMBER: SR-50-2021      APPLICANT: Jodi's Cabinets Joe Smith  
AGENT: Chris Goodman  
DEVELOPMENT: Jodi's Cabinets  
PROPOSED USE: Retail and Warehouse  
LOCATION: 3109 41 A South  
MAP: 082 149.00      ACREAGE: 2.07      CIVIL DISTRICT: 11

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- 3. CASE NUMBER: SR-51-2021      APPLICANT: Jeff Burkhart  
AGENT: Britt Little  
DEVELOPMENT: The Plaza at Charleston Oaks  
PROPOSED USE: Retail and Restaurant  
LOCATION: Tiny Town Road  
MAP: 006M G 011.00      ACREAGE: 3.65      CIVIL DISTRICT: 3

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

08/24/2021

4. CASE NUMBER: SR-52-2021 APPLICANT: Rex Hawkins

AGENT: Vernon Weakley

DEVELOPMENT: Jack Miller Townhomes

PROPOSED USE: Multifamily

LOCATION: Jack Miller Boulevard

MAP: 019H C 008.05 ACREAGE: 8.34 CIVIL DISTRICT: 3

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5. CASE NUMBER: SR-53-2021 APPLICANT: Jeff Porter U-Haul of Nashville

AGENT: Cal Burchett

DEVELOPMENT: U-Haul New Providence

PROPOSED USE: Warehouse

LOCATION: 722 Providence Blvd.

MAP: 054E D 006.00 & 007.00 ACREAGE: 1.3 CIVIL DISTRICT: 7

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6. CASE NUMBER: SR-54-2021 APPLICANT: Bill Beach

AGENT: Cal Burchett

DEVELOPMENT: Beach Oil Store-Needmore Road

PROPOSED USE: Gas Station/Convenience Store

LOCATION: Needmore Road

MAP: 018 042.00 (Portion of) ACREAGE: 1.90 CIVIL DISTRICT: 2

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

08/24/2021

7. CASE NUMBER: SR-55-2021 APPLICANT: Sno Ventures LLC

AGENT: Cal Burchett

DEVELOPMENT: Bahama Buck's & Retail

PROPOSED USE: Retail and Restaurant

LOCATION: Tiny Town Road

MAP: 007 004.00 (Portion of) ACREAGE: 1.03 CIVIL DISTRICT: 2

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8. CASE NUMBER: SR-56-2021 APPLICANT: Holly Point LLC

AGENT: Cal Burchett

DEVELOPMENT: Lisenbee Fields

PROPOSED USE: Multi-Family

LOCATION: Dover Road (Proposed Lisenbee Way)

MAP: 053 129.00 (Portion of) ACREAGE: 2.68 CIVIL DISTRICT: 8

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**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS STATEMENT

B. SUBDIVISION REGULATIONS UPDATE **DEFERRED**