

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -  
September 28, 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: 8/24/2021**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/30/2021 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/7/2021 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/4/2021 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 10/11/2021 - 6:00 P.M.**

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

REQUEST: C-5 Highway & Arterial Commercial District

to C-2 General Commercial 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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**IV. CITY & COUNTY ZONING CASES (CONT.):**

3. CASE NUMBER: Z-49-2021 APPLICANT(S): William Revell AGENT: Suresh Burle  
REQUEST: AG Agricultural District  
to C-5 Highway & Arterial Commercial 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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4. CASE NUMBER: Z-51-2021 APPLICANT(S): Milam Family, LLC JAMIE MILAM AGENT: Allen Moser  
REQUEST: O-1 Office District  
to C-2 General Commercial District  
LOCATION: Property fronting on the south frontage of Old Ashland City Rd., 80 +/- feet east of the Golf Club Ln. & Old Ashland City Rd. intersection.  
TAX MAP(S): 080B PARCEL #: D 006.00 CIVIL DISTRICT: 12  
REASON FOR REQUEST: Extension of existing zoning classification consistent with the land use plan. Medical office is obsolete. C-2 zoning allows for redevelopment of existing structure to appeal to broader prospective tenant.  
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

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5. CASE NUMBER: Z-52-2021 APPLICANT(S): Allen Moser  
REQUEST: C-5 Highway & Arterial Commercial District / R-1 Single-Family Residential District  
to C-2 General Commercial District  
LOCATION: Property located east of Ft. Campbell Blvd., South of Concord Dr., West & North of W. Bel Air Blvd.  
TAX MAP(S): 043K PARCEL #: A 030.00 CIVIL DISTRICT: 7  
REASON FOR REQUEST: Request for C-2 zoning is highest and best use as it allows for future mixed use, multifamily, and/or commercial; development. This request is consistent with the land use plan . The C-2 zoning provides a buffer between the C-5 arterial commercial zone to the west and the R-1 single family zoning to the east. Intended access for the parcel is from 1445 Ft. Campbell Blvd.  
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 2

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

6. CASE NUMBER: Z-53-2021 APPLICANT(S): Preston Langford AGENT: William Belew

REQUEST: O-1 Office District  
to C-2 General Commercial District

LOCATION: A tract east of Warfield Blvd., west of Roanoke Rd., north of Rossview Rd.

TAX MAP(S): 040 PARCEL #: 032.01 CIVIL DISTRICT: 6

REASON FOR REQUEST: To attach to adjoining C-2 property and extend C-2 zoning to make a land locked parcel usable.

CO. COMM. DISTRICT: CITY COUNCIL WARD:

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7. CASE NUMBER: Z-54-2021 APPLICANT(S): Joel & Shirley Plummer AGENT: Chris Blackwell

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

LOCATION: Three properties fronting on the east frontage of Old Russellville Pike, 320 +/- feet south of the Old Russellville Pike & Hickory Trace Rd. intersection.

TAX MAP(S): 041 PARCEL #: 080.00, 081.00, 082.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: More dense single family development and to transition down from adjoining multi family property.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

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8. CASE NUMBER: Z-55-2021 APPLICANT(S): Powers & Atkins , LLC

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

LOCATION: Property located on the east frontage of Richardson St. 190 +/- feet south of the Richardson st. & Crossland Ave, intersection.

TAX MAP(S): 066M PARCEL #: D 004.01 CIVIL DISTRICT: 12

REASON FOR REQUEST: To clean up split zoning of property

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

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

9. CASE NUMBER: Z-56-2021 APPLICANT(S): Sandra Sims AGENT: Brian Bryant

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

LOCATION: Property fronting on the north/west frontage of Edmondson Ferry Rd., 365 +/- feet north of the Hawkins Rd. & Edmondson Ferry Rd. intersection.

TAX MAP(S): 079K PARCEL #: B 027.00,B 028.01 CIVIL DISTRICT: 12

REASON FOR REQUEST: To develop 16 +/- townhomes.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

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10. CASE NUMBER: Z-57-2021 APPLICANT(S): Abrahamson Family Trust AGENT: Wayne Wilkinson

REQUEST: AG Agricultural District  
to C-2 General Commercial District

LOCATION: Property fronting on the north frontage of Tiny Town Rd., 305 +/- feet east of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

TAX MAP(S): 008 PARCEL #: 014.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To allow for a mixed use development

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

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11. CASE NUMBER: Z-58-2021 APPLICANT(S): Warena Barker, Ronnie Bell, Debra Whitlock,, Ferguson

Bell, Freda O'neal AGENT: Landmark Partnership Calvin Ligon

REQUEST: AG Agricultural District  
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the north frontage of the Needmore Rd. 300 +/- feet south of the Neemore Rd. & Bell Rd. intersection

TAX MAP(S): 032 PARCEL #: 053.02 CIVIL DISTRICT: 2

REASON FOR REQUEST: For future development of multi family units. In growth plan area. Need the housing.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9

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

12. CASE NUMBER: Z-59-2021    APPLICANT(S): Luke Baggett    AGENT: Syd Hedrick  
REQUEST: R-3 Three Family Residential District  
          to R-6 Single-Family Residential District  
LOCATION: Property fronting on the east frontage of Oak Ln., east of the Oak Ln. & Lucas Ln. intersection.  
TAX MAP(S): 079D    PARCEL #: G 034.00, G 007.00, G 033.00    CIVIL DISTRICT: 12  
REASON FOR REQUEST: Our intentions are to develop a few R-6 lots on Oak Lane.  
CO. COMM. DISTRICT: 5    CITY COUNCIL WARD: 7

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13. CASE NUMBER: Z-60-2021    APPLICANT(S): Benny Skinner  
REQUEST: R-2 Single-Family Residential District  
          to R-6 Single-Family Residential District  
LOCATION: Property located at the southwest corner of the Greenwood Ave. & Kleeman Dr. intersection.  
TAX MAP(S): 079C    PARCEL #: E012.00, E012.01, E 013.00    CIVIL DISTRICT: 12  
REASON FOR REQUEST: Redevelopment for single family homes.  
CO. COMM. DISTRICT: 5    CITY COUNCIL WARD: 6

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14. CASE NUMBER: Z-61-2021    APPLICANT(S): Estate Of Eddie R. Key Glenda Griswold    AGENT: Hall  
          Matthews Crye- Leike Realtors Inc  
REQUEST: R-3 Three Family Residential District  
          to R-4 Multiple-Family Residential District  
LOCATION: Property fronting on the south frontage of Needmore Rd., south of the Needmore Rd. & Turner Ln.  
intersection.  
TAX MAP(S): 032P    PARCEL #: E 001.00(p)    CIVIL DISTRICT: 6  
REASON FOR REQUEST: The zone request is to bring the current R-3 zone into compliance that currently  
contains two Multifamily buildings.  
CO. COMM. DISTRICT: 14    CITY COUNCIL WARD: 11

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

15. CASE NUMBER: CZ-25-2021    APPLICANT(S): Gayle Lockerman    AGENT: Jeremy Means  
REQUEST: R-1 Single-Family Residential District  
          to R-4 Multiple-Family Residential District  
LOCATION: Property located at the northwest corner of the Sango Dr. & Old Sango rd. intersection.  
TAX MAP(S): 082    PARCEL #: 131.00    CIVIL DISTRICT: 11  
REASON FOR REQUEST: To extend R-4 zoning from the south to develop a condominium project  
CO. COMM. DISTRICT: 15    CITY COUNCIL WARD: N/A

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16. CASE NUMBER: CZ-26-2021    APPLICANT(S): Erle Butts    AGENT: Chris Blackwell  
REQUEST: R-1 Single-Family Residential District  
          to C-5 Highway & Arterial Commercial District  
LOCATION: Property fronting on the west frontage of Butts Dr., 600 +/- feet north of the Dover Rd. (US 79) &  
Butts Dr. intersection.  
TAX MAP(S): 053    PARCEL #: 006.06 (p)    CIVIL DISTRICT: 8  
REASON FOR REQUEST: To expand existing self storage business  
CO. COMM. DISTRICT: 10    CITY COUNCIL WARD: N/A

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17. CASE NUMBER: CZ-27-2021    APPLICANT(S): William Griffy    AGENT: Byard & Mabry Holdings  
LLC  
REQUEST: AG Agricultural District  
          to R-1 Single-Family Residential District  
LOCATION: Property fronting on the west frontage of York Rd., 3,500 +/- feet west of the Dotsonville Rd. &  
York Rd. intersection.  
TAX MAP(S): 053    PARCEL #: 197.01    CIVIL DISTRICT: 8  
REASON FOR REQUEST: For single family development  
CO. COMM. DISTRICT: 10    CITY COUNCIL WARD: N/A

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

18. CASE NUMBER: CZ-28-2021    APPLICANT(S): Real Property Holdings, Inc.

REQUEST: AG Agricultural District

**DEFERRED**

to R-2D Two-Family Residential District

LOCATION: Property fronting on the west frontage of Hornbuckle Rd., west of the Hornbuckle Rd. & Larson Ln. intersection

TAX MAP(S): 063    PARCEL #: 007.06 (po)    CIVIL DISTRICT: 11

REASON FOR REQUEST:

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

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-79-2021 APPLICANT/OWNER: WILLIAM BELEW **DEFERRED**  
REQUEST: Preliminary Plat Approval of CARDINAL CREEK SECTION 2 (CLUSTER)  
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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2. CASE NUMBER: S-100-2021 APPLICANT/OWNER: CITY OF CLARKSVILLE  
REQUEST: Preliminary Plat Approval of POLLARD ROAD EXTENSION RIGHT-OF-WAY DEDICATION  
LOCATION: East of the current terminus of Pollard Road  
MAP: 042 PARCEL: 017.01 ACREAGE: .20  
# OF LOTS: 0 CIVIL DISTRICT(S): 3  
ZONING: AG GROWTH PLAN CITY

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3. CASE NUMBER: S-101-2021 APPLICANT/OWNER: BRET LOGAN **WITHDRAWN**  
REQUEST: Preliminary Plat Approval of LOGAN ESTATES  
LOCATION: North of Peterson Lane, West of Old Trenton Road, approximately 300 feet east of the intersection of Peterson Lane and Christa Drive.  
MAP: 055 PARCEL: 016 ACREAGE: 20.75  
# OF LOTS: 41 CIVIL DISTRICT(S): 12/6  
ZONING: R-1 GROWTH PLAN CITY

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

1. 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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2. CASE NUMBER: SR-57-2021      APPLICANT: Riverland Partners  
AGENT: Jimmy Bagwell  
DEVELOPMENT: Warrioto Hills Townhomes  
PROPOSED USE: Multifamily  
LOCATION: Ramblewood Drive  
MAP: 090 054.00      ACREAGE: 17.63      CIVIL DISTRICT: 13

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3. CASE NUMBER: SR-58-2021      APPLICANT: Greenspace Partners  
AGENT: Jimmy Bagwell  
DEVELOPMENT: The Quarry Townhomes  
PROPOSED USE: Multifamily  
LOCATION: Old Russellville Pike  
MAP: 056 074.00, 074.01, 074.02      ACREAGE: 11.28      CIVIL DISTRICT: 12

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

9/28/2021

4. CASE NUMBER: SR-59-2021 APPLICANT: Paul Krueckeberg  
AGENT: Cal Burchett  
DEVELOPMENT: Wilson Park  
PROPOSED USE: Multi-Family  
LOCATION: Wilson Road  
MAP: 081,039.00 ACREAGE: 27.7 CIVIL DISTRICT: 11

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5. CASE NUMBER: SR-60-2021 APPLICANT: Fulton Wilson  
AGENT: Cal Burchett  
DEVELOPMENT: AT&T Engineering Construction Office  
PROPOSED USE: Office/Storage  
LOCATION: 160 Old Farmers Rd  
MAP: 081,033.10 ACREAGE: 7.50 CIVIL DISTRICT: 11

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6. CASE NUMBER: SR-61-2021 APPLICANT: RDM3 LLC  
AGENT: Cal Burchett  
DEVELOPMENT: Sango Square, Lot 4  
PROPOSED USE: Retail  
LOCATION: Hwy 76/MLK JR Parkway  
MAP: 063,040.07 ACREAGE: .77 CIVIL DISTRICT: 11

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

9/28/2021

- 7. CASE NUMBER: AB-3-2021      APPLICANT: Juanita Porter Carolyn Dyson  
 DEVELOPMENT: Juanita Porter and Carolyn Dyson  
 PROPOSED USE: ABANDONMENT  
 LOCATION: South of Hyman Street, north of Arctic Street, west of Red River Street.  
 MAP: North of 066D-B-014.00 and south of 066D-B-028.00, 029.00 & 030.00  
 ACREAGE: 0.03    CIVIL DISTRICT: 12

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- CASE NUMBER: AB-4-2021      APPLICANT: Robert Taylor Daniel Raney
- 8. DEVELOPMENT: Robert Taylor and Daniel Raney  
 PROPOSED USE: ABANDONMENT  
 LOCATION: South of Peterson Lane, north of Warren Drive, west of Faye Drive.  
 MAP: North of 055D-A-007.00 and south of 055D-A-006.00    ACREAGE: 0.16    CIVIL DISTRICT: 12

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**VII. OTHER BUSINESS:**

- A. SUBDIVISION REGULATIONS UPDATE      **DEFERRED**
- B. ANNEXATION PLAN OF SERVICE  
A-3-2021
- C. CHANGES TO EMPLOYEE HANDBOOK  
AND POLICIES
- D. BOND AMOUNT APPROVAL FOR THE  
FLATS
- E. BOND AMOUNT APPROVAL FOR  
CROSLIN TERRACE
- F. MONTHLY PROFIT AND LOSS  
STATEMENT