

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

October 26, 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: 9/28/2021**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 10/28/2021 - 4:30 P.M.**  
**CITY COUNCIL PUBLIC HEARING & FIRST READING: 11/4/2021 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 11/1/2021 - 6:00 P.M.**  
**COUNTY COMMISSION FORMAL MEETING: 11/8/2021 - 6:00 P.M.**

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

REQUEST: C-2 General Commercial District **WITHDRAWN**

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

3. CASE NUMBER: Z-62-2021 APPLICANT(S): John & James Clark AGENT: Calvin Ligon  
REQUEST: AG Agricultural District / C-2 General Commercial District

to R-1 Single-Family Residential District / 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, 023.02 CIVIL DISTRICT: 2

REASON FOR REQUEST: For development of multi-family units in growth area to meet housing needs.

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

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4. CASE NUMBER: Z-63-2021 APPLICANT(S): Spencer Patrick Johnson Sherry S Johnson  
AGENT: Todd Morris

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

LOCATION: Property fronting on the west frontage of Peachers Mill Rd. south of the Peachers mill Rd. & Pollard Rd. intersection.

TAX MAP(S): 043M PARCEL #: E 046.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: For a multifamily development to meet current needs.

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

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5. CASE NUMBER: Z-64-2021 APPLICANT(S): Rufus Johnson

REQUEST: MLUD Mixed Land Use District **DEFERRED**  
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Memorial Dr., 565 +/- feet west of the Memorial Dr. & Richaven Rd. intersection.

TAX MAP(S): 064 PARCEL #: 058.01 CIVIL DISTRICT:

REASON FOR REQUEST: To allow various commercial uses

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

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

6. CASE NUMBER: Z-65-2021 APPLICANT(S): Michael Young AGENT: Wayne Wilkinson

REQUEST: C-4 Highway Interchange District  
to C-2 General Commercial District

LOCATION: Property located north of Martin Luther King Blvd., west of Huntco Dr. & east of Vaughan Rd.

TAX MAP(S): 063 PARCEL #: 040.07, 043.07 CIVIL DISTRICT: 11

REASON FOR REQUEST: Provide a mixed-use development.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10

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7. CASE NUMBER: Z-66-2021 APPLICANT(S): 2114 Holdings LLC

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

LOCATION: Property fronting on the south frontage of Crossland Ave. 175  
+/- feet west of the Crossland Ave. & Robert S. brown intersection.

TAX MAP(S): 080A PARCEL #: D 003.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: to provide a mixed use development

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

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8. CASE NUMBER: Z-67-2021 APPLICANT(S): Anthony Q Johnson

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

LOCATION: Property fronting on the north frontage of Daniel St., 155 +/-  
feet east of the Daniel St. & Lucas Ln. intersection.

TAX MAP(S): 079D PARCEL #: C 034.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To construct 2 single family dwelling

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

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9. CASE NUMBER: Z-68-2021 APPLICANT(S): Black Hawk Land Development AGENT: Rex Hawkins

REQUEST: C-5 Highway & Arterial Commercial District  
to R-2 Single-Family Residential District

LOCATION: Portion of property east of Peachers Mill Rd. & south of W. Boy Scout  
Rd.

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

REASON FOR REQUEST: Down zone from C-5 to R-2 continuing current zoning

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

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

10. CASE NUMBER: Z-69-2021    APPLICANT(S): Kmg Properties    AGENT: Rex Hawkins  
REQUEST: R-1 Single-Family Residential District  
          to R-4 Multiple-Family Residential District  
LOCATION: Property fronting on the north frontage of Notgrass Rd., 220 +/- feet west  
of the Notgrass Rd. & Arbor St. intersection.  
TAX MAP(S): 006P    PARCEL #: A 009.00 006P A 008.00    CIVIL DISTRICT:  
3 REASON FOR REQUEST: Continuation of current zoning  
CO. COMM. DISTRICT: 9    CITY COUNCIL WARD: 1  
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11. CASE NUMBER: Z-70-2021    APPLICANT(S): KMG Properties    AGENT: Rex Hawkins  
REQUEST: R-1 Single-Family Residential District  
          to R-4 Multiple-Family Residential District  
LOCATION: A parcel of land located north of the Notgrass Rd. & Copeland Rd. intersection.  
TAX MAP(S): 005M    PARCEL #: A 012.00    CIVIL DISTRICT: 3  
REASON FOR REQUEST: Continuing zoning  
CO. COMM. DISTRICT: 9    CITY COUNCIL WARD: 1  
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12. CASE NUMBER: CZ-28-2021    APPLICANT(S): Real Property Holdings, Inc.  
REQUEST: AG Agricultural District  
          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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13. CASE NUMBER: CZ-29-2021    APPLICANT(S): Ralph D Bellamy    AGENT: CS Clarksville Chris  
Goodman  
REQUEST: AG Agricultural District  
          to M-2 General Industrial District  
LOCATION: Property fronting on the southeast frontage of Guthrie Highway, 2,910 +/-  
feet southwest of the Guthrie highway & Hampton Station Rd. intersection.  
TAX MAP(S): 016    PARCEL #: 007.00 007.01    CIVIL DISTRICT: 2 REASON  
FOR REQUEST: For potential industrial development & match the surrounding zoning  
CO. COMM. DISTRICT:    CITY COUNCIL WARD: N/A  
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**IV. CITY & COUNTY ZONING CASES (CONT.):**

14. CASE NUMBER: CZ-30-2021    APPLICANT(S): Ary Kim

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

LOCATION: Property fronting on the east frontage of Rollow Ln., 1,785 +/- feet north of the Rossvie Rd. & Rollow Ln. intersection.

TAX MAP(S): 039    PARCEL #: 022.00    CIVIL DISTRICT: 1

REASON FOR REQUEST: The current zoning is for single family housing. We are trying to utilize the property for multiple-family housing.

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

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**V. SUBDIVISIONS:**

**VARIANCE(S) REQUESTED**

**This section, subdivision variance requests only. Subdivision cases will be heard on a consent agenda in the following section.**

**1) CASE NUMBER: S-114-2021 (VARIANCE ONLY)**

APPLICANT/OWNER: HOLLY POINTE LLC

REQUEST: Preliminary Plat Approval of TAILWATER MEADOWS SECTION 1 (CLUSTER) AND TAILWATER MEADOWS SECTION 2

LOCATION: North of and adjacent to Ringgold Road, approximately 450 feet northwest of the intersection of Ishee Drive and Ringgold Road.

**VARIANCE(S) REQUESTED:** The applicant is requesting three (3) variances from the Subdivision Regulations.

1. Section 4.3 Subsection 2. for the proposed Miranda Drive to allow a block length of approximately 2,020', which exceeds the maximum allowed of 1,500'.
2. Section 4.3 Subsection 2. for the proposed Braddock Drive to allow a block length of approximately 3,095', which exceeds the maximum allowed 1,500'.
3. Section 4.1.2 Subsection 10.C. to allow a development with 338 lots to only have one outlet to the arterial and collector street systems, which exceeds the maximum of 250 lots allowed.

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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-79-2021 APPLICANT/OWNER: WILLIAM BELEW  
 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
- 2. \*\*\*\*\*  
 CASE NUMBER: S-102-2021 APPLICANT/OWNER: RICHARD DAVIS  
 REQUEST: Minor Plat Approval of RICHARD DAVIS PROPERTY PALMYRA ROAD LOTS 1-7  
 LOCATION: South of and adjacent to Hwy 149, north of and adjacent to Palmyra Road, approximately 550 feet southwest of the intersection of Ussery Road South and Palmyra Road.  
 MAP: 100 PARCEL: 128.00 ACREAGE: 16.88  
 # OF LOTS: 7 CIVIL DISTRICT(S): 13/18 ZONING: AG GROWTH PLAN RA  
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- 3. CASE NUMBER: S-111-2021 APPLICANT/OWNER: JOHN ALDRIDGE  
 REQUEST: Preliminary Plat Approval of LUCY LANE RIGHT-OF-WAY DEDICATION AND JOHN ALDRIDGE PROPERTY LUCY LANE LOT 1  
 LOCATION: South of and adjacent to the current terminus of Lucy Lane, approximately 225' south of the intersection of Lucy Lane and Chris Drive.  
 MAP: 089 PARCEL: 068.04 ACREAGE: 2.05  
 # OF LOTS: 1 CIVIL DISTRICT(S): 11  
 ZONING: R-1 GROWTH PLAN CITY  
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- 4. CASE NUMBER: S-112-2021 APPLICANT/OWNER: JOHNNY PIPER REQUEST:  
 Preliminary Plat Approval of CAVE SPRINGS (previously Cave Springs Road)  
 LOCATION: South of and adjacent to Cave Springs Road, approximately 175 feet east of the intersection of Danko Lane and Cave Springs Road.  
 MAP: 054E PARCEL: A 005.00 (portion) ACREAGE: 4.2  
 # OF LOTS: 13 CIVIL DISTRICT(S): 7  
 ZONING: R-6 GROWTH PLAN CITY

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

5. CASE NUMBER: S-113-2021 APPLICANT/OWNER: REDA HOME BUILDERS  
REQUEST: Preliminary Plat Approval of SYCAMORE HILL SECTION 2 (CLUSTER) AND SYCAMORE HILL SECTION 3  
LOCATION: North of Lafayette Road, north of and adjacent to the current terminus of Sycamore Hill Drive, east of and adjacent to the current terminus Dewberry Road.  
MAP: 029 PARCEL: 002.00 070.00 (PO) ACREAGE: 32.18  
# OF LOTS: 43 CIVIL DISTRICT(S): 3  
ZONING: AG/R-1 GROWTH PLAN RA  
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6. CASE NUMBER: S-114-2021 APPLICANT/OWNER: HOLLY POINTE LLC  
REQUEST: Preliminary Plat Approval of TAILWATER MEADOWS SECTION 1 (CLUSTER) AND TAILWATER MEADOWS SECTION 2  
LOCATION: North of and adjacent to Ringgold Road, approximately 450 feet northwest of the intersection of Ishee Drive and Ringgold Road.  
MAP: 030 PARCEL: 010.00 010.05 ACREAGE: 117  
# OF LOTS: 330 CIVIL DISTRICT(S): 3  
ZONING: R-6/R-2 GROWTH PLAN CITY

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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-62-2021 APPLICANT: BJ Properties

AGENT: Cal Burchett

DEVELOPMENT: West Fork Crossing Phase II

PROPOSED USE: Leasing Office/Self Storage/Warehouse

LOCATION: 2160 Ft. Campbell Blvd.

MAP: 019, 017.00 ACREAGE: 2.07 CIVIL DISTRICT: 3

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2. CASE NUMBER: SR-63-2021 APPLICANT: Millan Enterprises

AGENT: Cal Burchett

DEVELOPMENT: Millan Retail

PROPOSED USE: Retail

LOCATION: 2720 Hwy 41 A South  
(110 Old Excell Rod)

MAP: 081, 125.00 ACREAGE: 2.23 CIVIL DISTRICT: 11

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3. CASE NUMBER: SR-64-2021 APPLICANT: BJ Properties

AGENT: Cal Burchett

DEVELOPMENT: West Creek Farms Commercial Lot #1

PROPOSED USE: Multifamily

LOCATION: 2186 Peachers Mill Road

MAP: 018I, A 005.00 ACREAGE: 1.79 CIVIL DISTRICT: 3

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**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS STATEMENT

B. SUBDIVISION REGULATIONS UPDATE    **DEFERRED**

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