

**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WITHDRAWN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

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

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

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

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

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

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

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

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

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

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

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

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

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 Rossview 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

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 330 lots to only have one outlet to the arterial and collector street systems, which exceeds the maximum of 250 lots allowed.

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

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

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

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

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

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

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

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

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. SUBDIVISION REGULATIONS UPDATE **DEFERRED**