

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

November 23, 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: 10/26/2021

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 11/30/2021 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/2/2021 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/6/2021 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 12/13/2021 - 6:00 P.M.

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

REQUEST: MLUD Mixed Land Use District

WITHDRAWN

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 NUMBER OF ACRES: 8.4

2. CASE NUMBER: Z-71-2021 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property located southeast of the Twin Rivers Rd. and Nolen Rd. intersection.

TAX MAP(S): 055 PARCEL #: 033.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Rezoning to build condos to sell individually with an HOA to insure property maintenance and management

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 3.92

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

3. CASE NUMBER: Z-72-2021 APPLICANT(S): Brian R. Wolff AGENT: Roy Dale
REQUEST: R-2A Single-Family Residential District
to R-4 Multiple-Family Residential District
LOCATION: Property located at the southern terminus of McCormick Lane.
TAX MAP(S): 041 PARCEL #: 040.01 (po) CIVIL DISTRICT: 6
REASON FOR REQUEST: Property to be zoned consistent with current and adjacent zoning to allow multifamily
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 11.7

4. CASE NUMBER: Z-73-2021 APPLICANT(S): MKP Properties AGENT: Syd Hedrick
REQUEST: C-1 Neighborhood Commercial District
to C-2 General Commercial District
LOCATION: Property located at the northeast corner of the US 79/Dover Rd. & Rosehill Dr. intersection.
TAX MAP(S): 054A PARCEL #: B 021.00 CIVIL DISTRICT: 8
REASON FOR REQUEST: C-2 allows for a better use of the property, given set backs & the power lines.
CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 1.37

5. CASE NUMBER: Z-74-2021 APPLICANT(S): George Kennedy AGENT: Shannon Tutor
REQUEST: AG Agricultural District
to R-4 Multiple-Family Residential District **DEFERRED**
LOCATION: Property fronting on the southwest frontage of Kennedy Ln., 770 +/- feet northwest of the Kennedy Ln. & Heatherwood Trace intersection.
TAX MAP(S): 017 PARCEL #: 017.02 CIVIL DISTRICT: 2
REASON FOR REQUEST: Would like to have the property rezoned for a multi family development CO.
COMM. DISTRICT: 1 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 14.29

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

6. CASE NUMBER: Z-75-2021 APPLICANT(S): Bible Baptist Church AGENT: John Hadley
REQUEST: O-1 Office District
to R-5 Residential District

LOCATION: Property fronting on the east frontage of Sango Rd. 500 +/- feet north of the Sango Rd. & Woody Ln. intersection.

TAX MAP(S): 063 PARCEL #: 069.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Proposed condominium development

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 10.46

7. CASE NUMBER: Z-76-2021 APPLICANT(S): Larry Chappell AGENT: Chris Blackwell
REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property located at the northeast corner of the Gupton Ln. & Gupton Cir. intersection.

TAX MAP(S): 079L PARCEL #: B 029.00 (po) CIVIL DISTRICT: 12

REASON FOR REQUEST: Will create a transitional zoning between commercial and single family for a proposed multi family development.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.76

8. CASE NUMBER: Z-77-2021 APPLICANT(S): Quiktrip Corp AGENT: Laws Bouldin
REQUEST: C-4 Highway Interchange District
to C-2 General Commercial District

LOCATION: Property located north of Rossview Rd., west of I-24 & east of the Rossview School Complex.

TAX MAP(S): 057 PARCEL #: 016.00 (po) CIVIL DISTRICT: 6

REASON FOR REQUEST: For a proposed mixed use development

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 14.7

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

9. CASE NUMBER: Z-78-2021 APPLICANT(S): Winn Properties LP AGENT: CS-Clarksville Chris Goodman
REQUEST: C-4 Highway Interchange District
to C-2 General Commercial District
LOCATION: Property fronting on the south frontage of Martin Luther King, Jr. Blvd. 925 +/- feet northeast of the Martin Luther King, Jr. Blvd. & Fire Station Rd. intersection.
TAX MAP(S): 063 PARCEL #: 077.00 (po), 077.03, 078.00 CIVIL DISTRICT: 11
REASON FOR REQUEST: Portion is more suitable for small commercial or multi-use, and eliminate any chance of big box retail near existing residential.
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 19.20

10. CASE NUMBER: ZO-5-2021 APPLICANT(S): Regional Planning Commission
REQUEST: Text Amendment
REASON FOR REQUEST: Zoning Ordinance Text Amendment relative to Residential Planned Unit Development Updated and Add Mixed Use Planned Unit Development Section

11. CASE NUMBER: CZ-31-2021 APPLICANT(S): Seth Bonecutter Scottie Bonecutter
REQUEST: C-1 Neighborhood Commercial District
to AG Agricultural District

LOCATION: Property fronting on the north frontage of Mt. Herman Rd., 1,835 +/- feet northeast of the Mt. Herman Rd. & St. Michael Rd. intersection.
TAX MAP(S): 159 PARCEL #: 049.01 CIVIL DISTRICT: 16
REASON FOR REQUEST: Plan to build a home.
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.01

12. CASE NUMBER: CZ-32-2021 APPLICANT(S): Wayne Howes
REQUEST: AG Agricultural District
to E-1A Single Family Estate District
LOCATION: Property fronting on the south frontage of Tylertown Rd., 185 +/- feet southwest of the Tylertown Rd. & Fox Hole Dr. intersection.
TAX MAP(S): 009 PARCEL #: 001.03 CIVIL DISTRICT: 2
REASON FOR REQUEST: Owner is asking for rezone to be able to build on the lot that previously had a mobile residence on. This is an extension of the zone across the street.
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: .75

13. CASE NUMBER: CZO-2-2021 APPLICANT(S): Regional Planning Commission
REQUEST: Zoning Resolution Text Amendment to add Mixed Use Planned Unit Development Section to the Zoning Resolution

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-111-2021 (VARIANCE ONLY)

APPLICANT/OWNER: JOHN ALDRIDGE

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.

VARIANCE(S) REQUESTED: The applicant is requesting two (2) variances from the Subdivision Regulations.

1. Section 4.1.9. Subsection 3. to allow Lucy Lane to not have permanent turnaround installed.
2. Section 4.1.9. Subsection 4. to allow Lucy Lane to not have a temporary turnaround installed.

2) CASE NUMBER: S-114-2021 (VARIANCE ONLY)

APPLICANT/OWNER: HOLLY POINTE LLC

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 two (2) 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'.

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-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

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
3. 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: 126.10 # OF LOTS: 329
CIVIL DISTRICT(S): 3
ZONING: R-6/R-2 GROWTH PLAN CITY

V. SUBDIVISIONS (CONT.):

4. CASE NUMBER: S-123-2021 APPLICANT/OWNER: GORDON SEAY
REQUEST: Preliminary Plat Approval of MAGNOLIA FARMS SECTION 1
LOCATION: East of and adjacent to Kirkwood Road, approximately 315 feet south of the intersection of Buck and Kirkwood Roads.
MAP: 034 PARCEL: 056.04, 056.06, 056.07 ACREAGE: 1.74
OF LOTS: 4 CIVIL DISTRICT(S): 1
ZONING: R-1 GROWTH PLAN UGB

5. CASE NUMBER: S-124-2021 APPLICANT/OWNER: LUKE BAGGETT
REQUEST: Preliminary/minor Approval of OAK WOODS (Previously Oak Hill)
LOCATION: South of Daniel Street, East of and adjacent to Oak Lane, east of the intersection of Lucas and Oak Lanes.
MAP: 079D PARCEL: G 033.00, 034.00, ACREAGE: 3.03
OF LOTS: 8 CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN CITY

6. CASE NUMBER: S-125-2021 APPLICANT/OWNER: EUBANK LLC
REQUEST: Preliminary Plat Approval of INNOVATION RIGHT OF WAY (Previously Convergys)
LOCATION: South of Dover Road, west of Barge Point Road, south of and adjacent to the current terminus of Innovation Way.
MAP: 054 PARCEL: 011.03 (portion) ACREAGE: .42
OF LOTS: 0 CIVIL DISTRICT(S): 7
ZONING: M-2 GROWTH PLAN CITY

7. CASE NUMBER: S-126-2021 APPLICANT/OWNER: WBW DEVELOPERS
REQUEST: Preliminary Plat Approval of WEATHERLY PROFESSIONAL PARK SECTION 1D
LOCATION: Immediately west and south of the current western terminus of Weatherly Drive.
MAP: 041 PARCEL: 084.02 ACREAGE: 1.42
OF LOTS: 1 ZONING: R-4 CIVIL DISTRICT(S): 6 GROWTH PLAN CITY

8. CASE NUMBER: S -128-2021 APPLICANT/OWNER: HUNTER WINN ET AL
REQUEST: Preliminary Approval of REPLAT OF FAIRVIEW SUBDIVISION LOTS 22-25
LOCATION: Terminus of W Rossview Lane and Fairview Lane
MAP: 041K PARCEL: A 021.00 ACREAGE: 1.00
OF LOTS: 12 CIVIL DISTRICT(S): 6 ZONING: R-6 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-65-2021 APPLICANT: Fulton Wilson
AGENT: Cal Burchett
DEVELOPMENT: 485 International Blvd.
PROPOSED USE: Warehouse & Office
LOCATION: 485 International Blvd
MAP: 033,006.16 ACREAGE: 6.87 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-66-2021 APPLICANT: Todd Halliday
AGENT: Houston Smith
DEVELOPMENT: Abrahamson Apartments
PROPOSED USE: Multifamily
LOCATION: Tiny Town Road
MAP: 008,014.00 ACREAGE: 14.5 CIVIL DISTRICT: 2

3. CASE NUMBER: SR-67-2021 APPLICANT: Landmark Group
AGENT: Houston Smith
DEVELOPMENT: Bell Road Apartments
PROPOSED USE: Multifamily
LOCATION: Needmore Road
MAP: 032,053.02 ACREAGE: 15.06 CIVIL DISTRICT: 2

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

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4. CASE NUMBER: SR-68-2021 APPLICANT: MCS Partners

AGENT: Brad Weakley

DEVELOPMENT: Peachers Point

PROPOSED USE: Multifamily

LOCATION: 418 Peachers Mill Road

MAP: 054E, C 002.00 ACREAGE: 4.06 CIVIL DISTRICT: 7

5. CASE NUMBER: SR-69-2021 APPLICANT: Blackwell Construction

AGENT: Cal Burchett

DEVELOPMENT: 1302 Restaurant & Market

PROPOSED USE: Restaurant & Market

LOCATION: 1302 Hwy 48

MAP: 090, 002.02 ACREAGE: 2.54 CIVIL DISTRICT: 12

6. CASE NUMBER: SR-70-2021 APPLICANT: Clear Sky

AGENT: Cal Burchett

DEVELOPMENT: Clear Sky Madison Street, Phase 2

PROPOSED USE: Retail

LOCATION: 2560 Madison St.

MAP: 081K, A 007.00 ACREAGE: 1.30 CIVIL DISTRICT: 11

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

11/23/2021

7. CASE NUMBER: SR-71-2021 APPLICANT: Byard Construction
AGENT: Cal Burchett
DEVELOPMENT: Byard's Construction Office
PROPOSED USE: Warehouse
LOCATION: Innovation Way
MAP: 054, 011.03 ACREAGE: 28.86 CIVIL DISTRICT: 7

8. CASE NUMBER: AB-5-2021 APPLICANT: Syd Hedrick
AGENT:
DEVELOPMENT: Syd Hedrick
PROPOSED USE: ABANDONMENT
LOCATION: north of Woodmont Blvd, northeast of Old Woodmont Blvd
MAP: 079C-C, north of 27..00 & 28.00, south of 033.00 ACREAGE: 0.052 CIVIL DISTRICT: 12

VII. OTHER BUSINESS:

- A. PLAN OF SERVICE A-4-2021 TICE AND DAVIS
- B. ADOPT 2022 CALENDAR
- C. MONTHLY PROFIT AND LOSS STATEMENT
- D. SUBDIVISION REGULATIONS UPDATE **DEFERRED**