

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

**December 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: 11/23/2021**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/30/2021 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/6/2022 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/3/2022 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 1/10/2022 - 6:00 P.M.**

1. CASE NUMBER: Z-79-2021 APPLICANT(S): Ben Kimbrough Ringgold Mills Properties LLC  
(R.E. Durrett III) Agent: Bert Singletary

REQUEST: C-5 Highway & Arterial Commercial District / R-2 Single-Family Residential District  
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Leonard Dr. & north frontage of Millswood Dr., 445 +/-  
feet east of the Ft. Campbell Blvd. & Millswood Dr. intersection.

TAX MAP(S): 030J PARCEL #: C 001.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To develop a Multi-family project

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 18.32

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2. CASE NUMBER: Z-80-2021 APPLICANT(S): Hunter Winn Cody Heggie

REQUEST: R-2 Single-Family Residential District  
to R-6 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Via Dr., 345 +/- feet west of the Via Dr. & Garden Ter.  
intersection.

TAX MAP(S): 080K PARCEL #: A 030.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: None given

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.14

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

3. CASE NUMBER: Z-81-2021 APPLICANT(S): Clarkland AGENT: Bert Singletary  
REQUEST: O-1 Office District

to R-4 Multiple-Family Residential District

LOCATION: Two lots located south of the Professional Park Dr. & Stowe Ct. intersection.

TAX MAP(S): 040G PARCEL #: A 014.00 A 015.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: The land use change would allow for multi-family development which is consistent with the adjoining property to the west. The multi-family use would also provide a buffer between the office use to the north and the single family residential property to the south.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 4.41

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4. CASE NUMBER: Z-82-2021 APPLICANT(S): Johnathan Blick Shaun Robertson  
AGENT: Johnathan Blick

REQUEST: R-2 Single-Family Residential District

to C-2 General Commercial District

LOCATION: Three parcels located at the southeast corner of the Liberty Pkwy. & Delmar Dr. intersection.

TAX MAP(S): 065 P PARCEL #: D 001.00, D 002.00, D 035.02 CIVIL DISTRICT: 12

REASON FOR REQUEST: To mirror neighboring properties for future commercial development.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 0.96

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5. CASE NUMBER: Z-83-2021 APPLICANT(S): Johnathan Blick

REQUEST: R-2 Single-Family Residential District

to R-2D Two-Family Residential District

LOCATION: A tract of land located at the northern terminus of Sycamore Dr.

TAX MAP(S): 079B PARCEL #: D 018.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To build a duplex at the end of Sycamore Dr.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 3.05

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

6. CASE NUMBER: Z-84-2021    APPLICANT(S): Blick Homes, LLC    **WITHDRAWN**  
REQUEST: R-3 Three Family Residential District  
          to R-4 Multiple-Family Residential District  
LOCATION: Property fronting on the eastern right of way margin of Cave St. at the northern terminus of Cave St.  
TAX MAP(S): 054E    PARCEL #: B 050.00    CIVIL DISTRICT: 7  
REASON FOR REQUEST: To extend the current zoning to provide a multi-family development  
CO. COMM. DISTRICT: 16    CITY COUNCIL WARD: 4    NUMBER OF ACRES: 1.24

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7. CASE NUMBER: Z-85-2021    APPLICANT(S): BBMH Investments  
REQUEST: R-3 Three Family Residential District  
          to R-4 Multiple-Family Residential District  
LOCATION: Two parcels fronting on the eastern right of way margin of Cedar Ct., 815 +/- feet south of the Cedar Ct. & Herning Dr. intersection.  
TAX MAP(S): 054L    PARCEL #: A 001.00    A 002.00    CIVIL DISTRICT: 7  
REASON FOR REQUEST: To extend the current zoning to provide a multi-family infill development  
CO. COMM. DISTRICT: 13    CITY COUNCIL WARD: 6    NUMBER OF ACRES: 0.78

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8. CASE NUMBER: Z-86 -2021    APPLICANT(S): JRS Development    AGENT: Rex Hawkins  
REQUEST: R-1 Single-Family Residential District  
          to R-4 Multiple-Family Residential District  
LOCATION: Parcels located at the southwest corner of the Needmore Rd. & Union Hall Rd. intersection.  
TAX MAP(S): 032    PARCEL #: 103.00    105.00    105.01    105.02    CIVIL DISTRICT: 6  
REASON FOR REQUEST: R-4 is an extension of an adjacent zoning and would provide the community with affordable multi-family housing  
CO. COMM. DISTRICT: 1    CITY COUNCIL WARD: 11    NUMBER OF ACRES: 4.91

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

9. CASE NUMBER: CZ-33-2021 APPLICANT(S): Jolie Bunks GP AGENT: Stanley Ross

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

LOCATION: Property fronting on the west right of way margin of Excell Rd., 450 +/- feet south of the Excell Rd. & Old Excell Rd. intersection.

TAX MAP(S): 081 PARCEL #: 129.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To extend existing R-4 zoning from the south in order to build a similar multi-family project.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.26

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10. CASE NUMBER: CZ-34-2021 APPLICANT(S): James Black AGENT: Weakley Brothers Montgomery Turner, Sr.

REQUEST: AG Agricultural District  
to C-1 Neighborhood Commercial District

LOCATION: Property fronting on the south right of way margin of SR Highway 13, 300 +/- feet west of the SR Highway 13 & Baggett Hollow Rd. intersection.

TAX MAP(S): 142 PARCEL #: 087.01 CIVIL DISTRICT: 20

REASON FOR REQUEST: Extend the existing C-1 zoning to accommodate a new Dollar General

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.2 +/-

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11. CASE NUMBER: CZ-35-2021 APPLICANT(S): Evan Ellis

REQUEST: AG Agricultural District  
to E-1 Single-Family Estate District

LOCATION: Property fronting on the north right of way margin of Harris Cir., 570 +/- feet east of the Harris Cir. & Benton Ridge Rd. intersection.

TAX MAP(S): 120 PARCEL #: 009.01 CIVIL DISTRICT: 19

REASON FOR REQUEST: Due to the contours & lay of the land , I'm wanting to get the current acreage of the property to proper zoning. I will build a single family home for myself.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.03

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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-133-2021 (VARIANCE ONLY)**

APPLICANT/OWNER: HAYES AND ASSOCIATES

Final Plat Approval of OAK PLAINS ESTATES

LOCATION: East of Ashland City Road, west of and adjacent to Old oak Plains Road, approximately 350 feet north of the intersection of Old Oak Plains and Oak Plains Road.

**VARIANCE(S) REQUESTED:** The applicant is requesting a variance from Section 4.4. Subsection 1. of the Subdivision Regulations for Lots 10 & 11. This section states “The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.” See the file or the Commissioners packet for the complete variance request.

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-131-2021 APPLICANT/OWNER: MAIN STREET INVESTMENTS

REQUEST: Preliminary Plat Approval of WINDHAM COURT (Cluster)

LOCATION: North of Ashland City Road, end of Windham Road

MAP: 088 PARCEL: 004.03 ACREAGE: 7.9

# OF LOTS: 21 CIVIL DISTRICT(S): 11

ZONING: R-2A GROWTH PLAN CITY

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2. CASE NUMBER: S-132-2021 APPLICANT/OWNER: CHRIS BLACKWELL

REQUEST: Preliminary Plat Approval of HONEYCOMB HEIGHTS

LOCATION: East of and adjacent to Old Russellville Pike, south of Hickory Trace Road, approximately 180 feet south of the intersection of Old Russellville Pike and Hickory Trace Road.

MAP: 041 PARCEL: 080.00, 081.00, 082.00 ACREAGE: 4.57

# OF LOTS: 30 CIVIL DISTRICT(S): 6

ZONING: R-6 GROWTH PLAN CITY

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3. CASE NUMBER: S-133-2021 APPLICANT/OWNER: HAYES AND ASSOCIATES

REQUEST: Final Plat Approval of OAK PLAINS ESTATES

LOCATION: East of Ashland City Road, west of and adjacent to Old oak Plains Road, approximately 350 feet north of the intersection of Old Oak Plains and Oak Plains Road.

MAP: 126 PARCEL: 066.00 ACREAGE: 52.08

# OF LOTS: 37 CIVIL DISTRICT(S): 14

ZONING: E-1 GROWTH PLAN RA

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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-72-2021                      APPLICANT: Powers & Atkins LLC  
AGENT: Jimmy Bagwell  
DEVELOPMENT: Richardson Street Townhomes  
PROPOSED USE: Multifamily  
LOCATION: 711 Richardson Street  
MAP: 066M D 004.01      ACREAGE: 2.44      CIVIL DISTRICT: 12

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2. CASE NUMBER: SR-73-2021                      APPLICANT: Todd Morris  
AGENT: Houston Smith  
DEVELOPMENT: 680 Peachers Mill Road Apartments  
PROPOSED USE: Multifamily  
LOCATION: Peachers Mill Road  
MAP: 043M E 046.00      ACREAGE: 12.94      CIVIL DISTRICT: 7

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3. CASE NUMBER: SR-74-2021                      APPLICANT: VSRK Properties LLC  
AGENT: Cal Burchett  
DEVELOPMENT: Tiny Town Commons  
PROPOSED USE: Retail and Multifamily  
LOCATION: 1074 Tiny Town Road  
MAP: 006, 041.02      ACREAGE:      CIVIL DISTRICT: 3

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

12/28/2021

- 4. CASE NUMBER: SR-75-2021      APPLICANT: Darnell Construction  
AGENT: Cal Burchett  
DEVELOPMENT: Martin Place  
PROPOSED USE: Multifamily  
LOCATION: 919 Martin St.  
MAP: 079C C 042.00      ACREAGE: 2.26      CIVIL DISTRICT: 12

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- 5. CASE NUMBER: SR-76-2021      APPLICANT: Eric Huneycutt  
AGENT: Cal Burchett  
DEVELOPMENT: Garnet Village Condos  
PROPOSED USE: Multifamily  
LOCATION: Huntco Drive  
MAP: 063, 043.07, 040.07      ACREAGE: 11.06      CIVIL DISTRICT: 11

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- 6. CASE NUMBER: AB-5-2021      APPLICANT: Syd Hedrick  
DEVELOPMENT: Syd Hedrick  
PROPOSED USE: ABANDONMENT  
LOCATION: North of Woodmont Blvd, northeast of Old Woodmont Blvd  
MAP: 079C-C, north of 20.00 - 28.00, south of 019.00, 033.00, 036.01      ACREAGE: 0.26  
CIVIL DISTRICT: 12

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

12/28/2021

7. CASE NUMBER: AB-6-2021 APPLICANT: Montgomery County

AGENT: Jeff Bryant

DEVELOPMENT: Montgomery County Highway Department

PROPOSED USE: ABANDONMENT

LOCATION: Portion of Shelton Ferry Road, south of Lock B Rd, west of the Cumberland River

MAP: 130, 6.00, 9.01, 11.00;145, 1.00-3.00, 24.00, 14.00 ACREAGE: 10.10 CIVIL DISTRICT: 16

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**VII. OTHER BUSINESS:**

- A. LANDSCAPE APPEAL L-67-2020
- B. ADOPT 2022 CALENDAR REVISIONS
- C. MONTHLY PROFIT AND LOSS STATEMENT
- D. SUBDIVISION REGULATIONS UPDATE
- E. FEE WAIVER REQUEST FOR CUNNINGHAM FD