

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

February 22, 2022

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: 1/25/2022

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 2/24/2022 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 3/3/2022 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 3/7/2022 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 3/14/2022 - 6:00 P.M.**

1. CASE NUMBER: Z-4-2022 APPLICANT(S): Mark Holleman
REQUEST: R-1 Single-Family Residential District
 to R-2 Single-Family Residential District
LOCATION: A parcel fronting on the east frontage of Ringgold Rd., 720 +/- feet south of the Ringgold Rd. & Ishee Dr. intersection.
TAX MAP(S): 030 PARCEL #: 023.00 CIVIL DISTRICT: 3
REASON FOR REQUEST: To include a portion of the property with proposed subdivision to the north. The existing house will remain.
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 1.57

2. CASE NUMBER: Z-5-2022 APPLICANT(S): Van Wormer Construction , LLC DENNIS VAN WORMER
REQUEST: R-3 Three Family Residential District
 to R-6 Single-Family Residential District
LOCATION: A parcel located at the northeast corner of Forest St. & Church St.
TAX MAP(S): 066N PARCEL #: C 009.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: Improve aesthetics of neighborhood by removing current structure and replacing with multiple single family.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .52

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

3. CASE NUMBER: Z-6-2022 APPLICANT(S): City Of Clarksville AGENT: Joe Pitts, Mayor

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

LOCATION: A parcel fronting on the west frontage of Richardson St., 500 +/- feet south of the Crossland Ave. & Richardson St. intersection.

TAX MAP(S): 066M PARCEL #: C 011.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Upon approval the property will be donated to a Community Housing Development Organization to provide affordable housing for our community.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .36

4. CASE NUMBER: Z-7-2022 APPLICANT(S): Hunter Winn & Kolt Milam

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

LOCATION: A portion of the parcel fronting on the west frontage of Maplemere Dr., 475 +/- feet west of the W. Glennwood Dr. & Maplemere Dr. intersection.

TAX MAP(S): 066L PARCEL #: C 003.00 (po) CIVIL DISTRICT: 12

REASON FOR REQUEST: To better utilize the back portion of 199 Maplemere Drive.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .11

5. CASE NUMBER: CZ-1-2022 APPLICANT(S): Dana Mahoney Lillian C. Mahoney Goad

AGENT: Jason Daugherty

REQUEST: AG Agricultural District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the north frontage of Dunlop Ln., 325 +/- feet west of the Dunlop Ln. & Michaela Cir. intersection.

TAX MAP(S): 040 PARCEL #: 004.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To allow appropriate commercial development commensurate in the transition zone between residential uses to the east and industrial uses to the west.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 3.1

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

6. CASE NUMBER: CZ-5-2022 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District / R-3 Three Family Residential District
to C-2 General Commercial District

LOCATION: A parcel located at the northeast corner of Lafayette Rd. & Walnut Grove Rd. intersection.

TAX MAP(S): 044 PARCEL #: 007.02 CIVIL DISTRICT: 3

REASON FOR REQUEST: To match surrounding zoning and future development

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.1

7. CASE NUMBER: CZ-6-2022 APPLICANT(S): Byard & Mabry Holdings LLC

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: A parcel fronting on the west frontage of York Rd., 3,120 +/- feet east, along the York Rd., from the York Rd. & Dotsonville Rd. intersection.

TAX MAP(S): 053 PARCEL #: 199.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: To extend existing R-1 zoning and bring existing lot into a conforming use.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 0.57

8. CASE NUMBER: CZ-7-2022 APPLICANT(S): Dwayne And Beckye Glasner AGENT: Richard Garrett

REQUEST: O-1 Office District
to AG Agricultural District

LOCATION: A tract of land fronting on the south frontage of Oak Plains Rd. & the Oak Plains Rd. & Nursing Home Rd. intersection.

TAX MAP(S): 127 PARCEL #: 027.00 CIVIL DISTRICT: 10

REASON FOR REQUEST: We are under contract to sell the property to a buyer that wishes to build a single house on the property and leave the rest undeveloped for hunting/fishing.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 178.8

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

9. CASE NUMBER: CZ-8-2022 APPLICANT(S): John McConnell AGENT: Taylor Ligon

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: A parcel fronting on the west frontage of Oak Plains Rd., 750+/- feet north of the Oak Plains Rd. & Williams Rd. intersection.

TAX MAP(S): 105 PARCEL #: 126.00 CIVIL DISTRICT: 10

REASON FOR REQUEST: To be able to pull building permit for 1 SFH

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.20

V.SUBDIVISIONS:

VARIANCE(S) REQUESTED

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

CASE NUMBER: S-3-2022 (VARIANCE ONLY)

APPLICANT/OWNER: BERT SINGLETARY

REQUEST: Preliminary Plat Approval of ROSS FARMS (CLUSTER)

LOCATION: South of and adjacent to Dunbar Cave Road, north of the Red River, approximately 1,220 feet southwest of the intersection of Dunbar Cave Road and Moss Road. West of and adjacent to Powell Road approximately 770' south of the intersection of Powell Road and Ellie Piper Circle.

VARIANCE(S) REQUESTED: The applicant is requesting a variance from the Subdivision Regulations to allow for two (2) road outlets (and the use of an existing stub road) to the arterial and collector system instead of the required four (4) outlets.

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-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

2. CASE NUMBER: S-3-2022 APPLICANT/OWNER: BERT SINGLETARY
REQUEST: Preliminary Plat Approval of ROSS FARMS (CLUSTER)
LOCATION: South of and adjacent to Dunbar Cave Road, north of the Red River, approximately 1,220 feet southwest of the intersection of Dunbar Cave Road and Moss Road. West of and adjacent to Powell Road approximately 770' south of the intersection of Powell Road and Ellie Piper Circle.
MAP: 057 PARCEL: 132.00 & 133.03 ACREAGE: 388 +/-
OF LOTS: 910 +/- CIVIL DISTRICT(S): 6
ZONING: R-1/AG GROWTH PLAN CITY

3. CASE NUMBER: S-7-2022 APPLICANT/OWNER: MOUNT OLIVE MISSIONARY
BAPTIST CHURCH
REQUEST: Preliminary Plat Approval of OLIVETTE PLACE (CLUSTER)
LOCATION: East of and adjacent to the terminus of Patton Road, west of Needmore Road, north of Charles Thomas Dr.
MAP: 018 PARCEL: 022.02 (po) ACREAGE: 4.12
OF LOTS: 10 CIVIL DISTRICT(S): 2
ZONING: R-2 GROWTH PLAN CITY

4. CASE NUMBER: S-8-2022 APPLICANT/OWNER: KAREN TICE & HENRY DAVIS
REQUEST: Preliminary Plat Approval of ASHLAND RIDGE
LOCATION: North of and adjacent to Ashland City Road, south of and adjacent to East Old Ashland City Road, approximately 230 feet east of the intersection of Ashland City Road and Fawn Drive.
MAP: 088 PARCEL: 023.00, 023.02 ACREAGE: 12.33
OF LOTS: 12 CIVIL DISTRICT(S): 12
ZONING: C-5/R-2/R-4 GROWTH PLAN UGB

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

1. CASE NUMBER: SR-3-2022 APPLICANT: Turner & Associates
AGENT: Moore Design Services
DEVELOPMENT: Dollar General
PROPOSED USE: Retail
LOCATION: 2245 Ft. Campbell Blvd.
MAP: 019, 029.00 (portion of) ACREAGE: 1.25 CIVIL DISTRICT: 3

2. CASE NUMBER: SR-4-2022 APPLICANT: Turner and Associates
AGENT: Vernon Weakley
DEVELOPMENT: Dollar General
PROPOSED USE: Retail
LOCATION: 1124 Highway 13
MAP: 142, 087.01, 087.00 (portion of) ACREAGE: 3.00 CIVIL DISTRICT: 20

3. CASE NUMBER: SR-5-2022 APPLICANT: Jeff Burkhart
AGENT: Britt Little
DEVELOPMENT: Screaming Eagle Carwash
PROPOSED USE: Carwash
LOCATION: Folly Beach Drive
MAP: 006M, H 001.00 (portion of) ACREAGE: 2.27 CIVIL DISTRICT: 3

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

02/22/2022

4. CASE NUMBER: SR-6-2022 APPLICANT: Volunteer Strategic Properties
AGENT: TTL, Inc.

DEVELOPMENT: Wyatt Johnson Subaru

DEFERRED

PROPOSED USE: Car Dealership/Retail

LOCATION: Trenton Road

MAP: 041, 039.00 (portion of) ACREAGE: 10.30 CIVIL DISTRICT: 6

5. CASE NUMBER: SR-7-2022 APPLICANT: Vintage Clarksville Owner, LLC
AGENT: Cal McKay

DEVELOPMENT: Vintage Clarksville

PROPOSED USE: Multifamily/office

LOCATION: Rossvie Road

MAP: 057, 016.00 (po) ACREAGE: 14.77 CIVIL DISTRICT: 6

6. CASE NUMBER: SR-8-2022 APPLICANT: William Belew

AGENT: Cal Burchett

DEFERRED

DEVELOPMENT: Sinclair Ridge

PROPOSED USE: Multi-family & Office Buildings

LOCATION: Warfield Blvd

MAP: 040, 032.04 & 032.02 (portion of) ACREAGE: 27.24 CIVIL DISTRICT: 6

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

02/22/2022

7. CASE NUMBER: SR-9-2022 APPLICANT: Pro-Star Development
AGENT: Cal Burchett
DEVELOPMENT: Cedar Bend
PROPOSED USE: Multifamily and Warehousing/Self Storage
LOCATION: 2907 Ashland City Road
MAP: 088, 023.00, 023.02 ACREAGE: 12.43 CIVIL DISTRICT: 11

8. CASE NUMBER: SR-10-2022 APPLICANT: Supreme Foods Randy Perry, PE
AGENT: Randy Harper
DEVELOPMENT: Taco John's - Fort Campbell Blvd.
PROPOSED USE: Restaurant
LOCATION: 1800 Fort Campbell Blvd.
MAP: 0300, B 005.00 ACREAGE: 1.429 CIVIL DISTRICT: 3

9. CASE NUMBER: SR-11-2022 APPLICANT: Landmark Group, GP
AGENT: Houston Smith
DEVELOPMENT: Overlook at Billy Dunlop
PROPOSED USE: Multifamily
LOCATION: 1891 E Boy Scout Road
MAP: 018, 023.00, 023.02 ACREAGE: 10.5 CIVIL DISTRICT: 2

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. AUDIT PRESENTATION