

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

March 29, 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: 2/22/2022

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/31/2022 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/7/2022 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/4/2022 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 4/11/2022 - 6:00 P.M.

1. CASE NUMBER: Z-8-2022 APPLICANT(S): Raymon Sheppard AGENT: Mid State Investments, LLC
SHAWN BERNER

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Gracey Ave. 145 +/- feet south of the Gracey Ave. &
Woodland St. intersection.

TAX MAP(S): 066N PARCEL #: G 016.01 CIVIL DISTRICT: 12

REASON FOR REQUEST: to create affordable housing

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .24 +/-

DEFERRED

2. CASE NUMBER: Z-9-2022 APPLICANT(S): Mark Davis AGENT: Kolt Milam

REQUEST: C-2 General Commercial District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the north frontage of Crossland Ave., east of the Shearon Ln. & Crossland
Ave. intersection & west of the Kelly Ln. & Crossland Ave. intersection.

TAX MAP(S): 065P PARCEL #: H 011.00 H 011.01 CIVIL DISTRICT: 12

REASON FOR REQUEST: Single Family Development

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .76 +/-

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

3. CASE NUMBER: Z-10-2022 APPLICANT(S): Juanita Charles

REQUEST: R-3 Three Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Plum St., 690 +/- feet north of the Plum St. & E St. intersection.

TAX MAP(S): 055H PARCEL #: B 019.00 B 017.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To build affordable housing

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.0 +/-

4. CASE NUMBER: Z-11-2022 APPLICANT(S): Benny Skinner

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

LOCATION: Property fronting on the south frontage of E. College St., 685 +/- ft west of the Franklin St. & E. College St. intersection.

TAX MAP(S): 066E PARCEL #: A 007.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Redevelopment for single family homes

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.17 +/-

5. CASE NUMBER: Z-12-2022 APPLICANT(S): Samuel Renison Baggett

REQUEST: R-1 Single-Family Residential District
to R-2 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Edmondson Ferry Rd., 875 +/- feet south of the Edmondson Ferry Rd. & Jen Hollow Rd. intersection.

TAX MAP(S): 090 PARCEL #: 013.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: The property aforementioned is too narrow to build a single family home as zone R-1. The intention is to rezone to R-2 allowing a single family residence to be built meeting the lot width at setback requirement.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: .51 +/-

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

6. CASE NUMBER: Z-13-2022 APPLICANT(S): John & James Clark AGENT: Landmark Group

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

LOCATION: Property fronting on the south frontage of E. Boy Scout Rd., 2,000 +/- feet west of the Needmore Rd. & E. Boy Scout Rd. intersection.

TAX MAP(S): 018 PARCEL #: 023.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To build single family houses overlooking the river.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 2.04 +/-

7. CASE NUMBER: Z-14-2022 APPLICANT(S): Ligon Home Builders AGENT: Calvin Ligon

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

LOCATION: Three parcels fronting on the west frontage of Ford St. west of the Ford St. & Carpenter St. intersection.

TAX MAP(S): 066C PARCEL #: D 016.00 D 017.00 D 019.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To build single family homes

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.29 +/-

8. CASE NUMBER: Z-15-2022 APPLICANT(S): Syd Hedrick Berry Hedrick AGENT: Syd Hedrick

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

LOCATION: Property fronting on the south frontage of Lafayette rd. southwest of the Lafayette Rd. & Monarch Ln. intersection.

TAX MAP(S): 054B PARCEL #: B 001.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: The subject property is a prime example of a hold out property best suited for in-fill development. In an effort to engender single family development and allow for affordable housing. The R-6 zoning best fits my intention to develop into building lots.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 7.75 +/-

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

9. CASE NUMBER: Z-17-2022 APPLICANT(S): Hunter Winn Et Al

REQUEST: RM-1 Single-Family Mobile Home Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Biglen Rd., 270 +/- feet north of the Batts Ln. & Biglen Rd.

TAX MAP(S): 029L PARCEL #: D 035.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To transition from the adjacent apartments on the southeast and single family mobile home on the northwest

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .94 +/-

10. CASE NUMBER: Z-18-2022 APPLICANT(S): Gateway Baptist Church Of Clarksville

AGENT: Bradley Jackson

REQUEST: AG Agricultural District

to R-5 Residential District

LOCATION: Property fronting on the north frontage of Needmore Rd., 395 +/- feet west of the Needmore Rd. & Arthurs Ct. intersection.

TAX MAP(S): 031 PARCEL #: 027.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To provide an affordable townhome development with common open space to be used by the development and homeowners association per the R-5 zoning regulations.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 3.75 +/-

11. CASE NUMBER: Z-19-2022 APPLICANT(S): Richard Tucker

REQUEST: C-5 Highway & Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Martin Luther King Blvd., south of the Martin Luther King Blvd. & Memorial Dr. intersection. Property also front on the west frontage of Jones Rd.

TAX MAP(S): 081 PARCEL #: 009.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To provide a transition zone between commercial and single family and provide multi-family development.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 14.60 +/-

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

12. CASE NUMBER: Z-20-2022 APPLICANT(S): Ascension Properties,
LLC REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the east frontage of West Thompkins Lane at the southern terminus of West Thompkins Lane.

TAX MAP(S): 080H PARCEL #: E 008.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To better utilize the existing property, into 6 lots from 2 tri-plexes

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .967 +/-

13. CASE NUMBER: Z-21-2022 APPLICANT(S): Joe A Winn, Jr. AGENT: Jimmy Bagwell

REQUEST: R-1A Single-Family Residential District

DEFERRED

to C-5 Highway & Arterial Commercial District / R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Tiny Town Rd., 440 +/- feet west of the Tiny Town Rd. & Tower Dr. intersection.

TAX MAP(S): 007 PARCEL #: 011.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Best use of land

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 8.48 +/-

14. CASE NUMBER: CZ-9-2022 APPLICANT(S): Rossview Farms, LLC AGENT: James E. Bagwell

REQUEST: O-1 Office District / AG Agricultural District / E-1 Single Family Estate District

to MXU-PUD Planned Unit Development Residential District

DEFERRED

LOCATION: Property fronting on the south frontage of Rossview Rd., south of the Rossview Rd. & Kirkwood Rd. intersection.

TAX MAP(S): 039 PARCEL #: 032.00 032.02 CIVIL DISTRICT: 1

REASON FOR REQUEST: Highest and best use of property

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 307.4 +/-

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-12-2022 APPLICANT/OWNER: BLAST PROPERTIES GP

REQUEST: Preliminary Plat Approval of BLAST PROPERTIES

LOCATION: South of Dunlop Road, North of and adjacent International Blvd, approximately 100 feet northwest of 2125 International Blvd.

MAP: 039 PARCEL: 021.00 ACREAGE: 11.01 +/-

OF LOTS: 7 +/- CIVIL DISTRICT(S): 6

ZONING: M-2 GROWTH PLAN: RA

3. CASE NUMBER: S-13-2022 APPLICANT/OWNER: HARTLEY HILLS TGP

REQUEST: Preliminary Plat Approval of HARTLEY HILLS SECTION 4

LOCATION: North and west of Dunlop Ln., south of Charles Bell Road, east of Steel Stock Road, south of the current terminus of Sawyer Vern Drive.

MAP: 033 PARCEL: 011.00 ACREAGE: 60.0 +/-

OF LOTS: 40 +/- CIVIL DISTRICT(S): 6

ZONING: R-1 GROWTH PLAN: RA

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

1. CASE NUMBER: SR-6-2022 APPLICANT: Volunteer Strategic Properties
AGENT: TTL, Inc.
DEVELOPMENT: Wyatt Johnson Subaru
PROPOSED USE: Car Dealership/Retail
LOCATION: Trenton Road
MAP: 041, 039.00 (portion of) ACREAGE: 10.30 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-8-2022 APPLICANT: William Belew
AGENT: Cal Burchett
DEVELOPMENT: Sinclair Ridge
PROPOSED USE: Multifamily & Office Buildings
LOCATION: Warfield Blvd
MAP: 040,032.04 & 032.02 (portion of) ACREAGE: 27.24 CIVIL DISTRICT: 6

3. CASE NUMBER: SR-12-2022 APPLICANT: Josh Dennis
AGENT: Cal Burchett
DEVELOPMENT: Tracy Lane Apartments
PROPOSED USE: Multifamily
LOCATION: 750 & 760 Tracy Lane
MAP: 041, 042.00 ACREAGE: 13.14 +/- CIVIL DISTRICT: 6

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

03/29/2022

4. CASE NUMBER: SR-13-2022 APPLICANT: Rob Durrett

AGENT: Cal Burchett

DEVELOPMENT: Needmore Office/Light Industrial

PROPOSED USE: Office/Light Industrial

LOCATION: 255 Needmore Road

MAP: 032, 106.03 (portion of) ACREAGE: 1.50+/- CIVIL DISTRICT: 6

5. CASE NUMBER: SR-14-2022 APPLICANT: Todd Morris

AGENT: Houston Smith

DEVELOPMENT: 412 Tiny Town Storage

PROPOSED USE: Storage/Warehouse

LOCATION: 412 Tiny Town Road

MAP: 006, 001.11 ACREAGE: 10.6 +/- CIVIL DISTRICT: 3

6. CASE NUMBER: SR-15-2022 APPLICANT: Florim USA

AGENT: Aaron Arnold

DEVELOPMENT: Florim USA

PROPOSED USE: Manufacturing

LOCATION: 300 International Blvd.

MAP: 016, 018.04 /033, 006.04,016.04 ACREAGE: 133.85 +/- CIVIL DISTRICT: 2 & 6

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

03/29/2022

7. CASE NUMBER: SR-16-2022 APPLICANT: Charles Jerles

AGENT: Britt Little

DEVELOPMENT: Bellamy Lane Development

PROPOSED USE: Multifamily & Retail

LOCATION: 405 Bellamy Ln

MAP: 041, 085.00 & 085.05 ACREAGE: 2.88 +/- CIVIL DISTRICT: 6

8. CASE NUMBER: SR-17-2022 APPLICANT: Singletary Construction

AGENT: Britt Little

DEVELOPMENT: East Johnson Apartments

PROPOSED USE: Multifamily

LOCATION: 229 E Johnson Circle

MAP: 079, 040.01 ACREAGE: 5.8 +/- CIVIL DISTRICT: 12

9. CASE NUMBER: SR-18-2022 APPLICANT: Hughes Construction Corp

AGENT: Jimmy Bagwell

DEVELOPMENT: Hughes Construction

PROPOSED USE: Contractors Office

LOCATION: US Highway 41

MAP: 011, 020.00 & 022.00 ACREAGE: 2.37 +/- CIVIL DISTRICT: 1

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

3/29/2022

10. CASE NUMBER: SR-19-2022 APPLICANT: Reda Home Builders
AGENT: Britt Little
DEVELOPMENT: Circle Hill Apartments
PROPOSED USE: Multifamily
LOCATION: Sinclair Drive
MAP: 054C, E 021.00 ACREAGE: 7.10 +/- CIVIL DISTRICT: 7

11. CASE NUMBER: SR-20-2022 APPLICANT: JRS Development
AGENT: Brad Weakley
DEVELOPMENT: Union Hall Multifamily
PROPOSED USE: Multifamily
LOCATION: 230 Union Hall Road
MAP: 032, 103.00, 105.00, 105.01, 105.03 ACREAGE: 4.91 +/- CIVIL DISTRICT: 6

12. CASE NUMBER: SR-21-2022 APPLICANT: Samaroo Development Group
AGENT: Houston Smith
DEVELOPMENT: Samaroo Apartments
PROPOSED USE: Multifamily
LOCATION: McCormick Lane
MAP: 041, 040.01 ACREAGE: 10.6 +/- CIVIL DISTRICT: 6

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

3/29/2022

- 13. CASE NUMBER: AB-1-2022 APPLICANT: Bryce Powers
AGENT: None
DEVELOPMENT: Bryce Powers - Jackson Ridge Rd (formerly Fishermans Alley)
PROPOSED USE: ABANDONMENT
LOCATION: Portion of Jackson Ridge Road (formerly Fishermans Alley)
MAP: 118, within parcel 014.00 ACREAGE: 99,650 SF CIVIL DISTRICT: 19

VII. OTHER BUSINESS:

- A. PLAN OF SERVICE FOR A-1-2022
- B. MONTHLY PROFIT AND LOSS STATEMENT