

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

April 26, 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: 3/29/2022 & EXECUTIVE CMTE MEETING 4/25/2022

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/28/2022 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/5/2022 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/2/2022 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 5/9/2022 - 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: Owner plans to create affordable housing

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

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

2. CASE NUMBER: Z-16-2022 APPLICANT(S): Frank Woodard AGENT: Syd Hedrick

REQUEST: R-1 Single-Family Residential District

DEFERRED

to R-4 Multiple-Family Residential District

LOCATION: A tract fronting on the east frontage of Warfield Blvd., 1,000 +/- feet south of the Warfield Blvd. & Rossview Rd. intersection.

TAX MAP(S): 056 PARCEL #: 038.00(po) CIVIL DISTRICT: 6

REASON FOR REQUEST: Owner seeks to rezone the portion of the parcel from R-1 to C-2 based on recent completion of Hwy 374, to allow for potential development at the highest & best use based on the central location & size of depth of parcel.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 15.98 +/-

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

REQUEST: R-1A Single-Family Residential District

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 +/-

4. CASE NUMBER: Z-22-2022 APPLICANT(S): Luis Alicea AGENT: Kolt Milan

REQUEST: R-2 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Eastland Dr., 285 +/- feet north of the Cumberland Dr. & Eastland Dr. intersection.

TAX MAP(S): 079B PARCEL #: D 012.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: None provided

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.84 +/-

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

5. CASE NUMBER: Z-23-2022 APPLICANT(S): Robert W. Clark, Bill Mace Todd Harvey

REQUEST: C-3 Regional Shopping Center District

to C-5 Highway & Arterial Commercial District

LOCATION: The property is located at the western temporary terminus of Merchants Blvd.

TAX MAP(S): 041 PARCEL #: 063.00 (po) CIVIL DISTRICT: 6

REASON FOR REQUEST: Need the property rezoned in order to have a more variety of uses for the property.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 21.89 +/-

6. CASE NUMBER: Z-24-2022 APPLICANT(S): Habitat For Humanity AGENT: Syd Hedrick

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Three parcels located at the southeast corner of the Dumas Dr. & Elm Hill Dr. intersection.

TAX MAP(S): 080H PARCEL #: A 001.00, A 002.00, A 003.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: 3 lots (adjacent) are bordered on 3 sides by streets, thus creating 2 corner lots that aren't large enough to build on because of front yard setbacks and utility easements. Replat to a site plan with a smaller middle lot and larger corner lots. The decreased width and reduced setbacks is provided by the R-6 zone.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.46 +/-

7. CASE NUMBER: Z-25-2022 APPLICANT(S): Jason Senseney

REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: A parcel located on the north frontage of Providence Blvd., South of E. St., 395+/- feet west of the Providence Blvd. & Oak St. intersection

TAX MAP(S): 055H PARCEL #: H 006.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To comply with what is already there. Expand business.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.51 +/-

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

8. CASE NUMBER: Z-26-2022 APPLICANT(S): Cody And Taylor Dahl
REQUEST: R-4 Multiple-Family Residential District /H-1 Historic Overlay District
to OP Office/Professional District /H-1 Historic Overlay District
LOCATION: A parcel fronting on the south frontage of Madison St., 400+/- feet west of the Madison St. & Conroy Ave. intersection.
TAX MAP(S): 066K PARCEL #: M 015.00 p/o CIVIL DISTRICT: 12
REASON FOR REQUEST: Requesting to rezone the property to be able to use it as a title company & law office. Other houses in the area are already used for offices, was previously allowed for in R-4, but not currently.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.33 +/-

9. CASE NUMBER: Z-27-2022 APPLICANT(S): Southern Heritage Properties, Inc. Johnathan Ross, Pres.
REQUEST: O-1 Office District
to R-6 Single-Family Residential District
LOCATION: A parcel located at the northwest corner of the E St. & Oak St. intersection.
TAX MAP(S): 055H PARCEL #: J 014.00 CIVIL DISTRICT: 7
REASON FOR REQUEST: To create affordable housing lots in Clarksville.
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.46 +/-

CASE NUMBER: Z-28-2022 APPLICANT(S): Reda Homebuilders Inc
10. REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District
LOCATION: A tract located at the eastern terminus of Cave Springs Rd.
TAX MAP(S): 054 D PARCEL #: C 001.01 p/o 054E A 027.00 CIVIL DISTRICT: 7
REASON FOR REQUEST: This is an extension of the existing zone classification from the North and East
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 10.18 +/-

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

11. CASE NUMBER: Z-29-2022 APPLICANT(S): Roy Miller AGENT: Mark Holleman

REQUEST: R-1 Single-Family Residential District
to R-5 Residential District

LOCATION: A portion of the tract fronting on the south frontage of Ashland City Rd., 440+/- feet east of the Ashland City Rd. & Glenstone Blvd. intersection.

TAX MAP(S): 088 PARCEL #: 121.00 p/o CIVIL DISTRICT: 11

REASON FOR REQUEST: To build owner occupied townhomes in the proposed subdivision to offer a mixture of housing types in the development.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 6.23 +/-

12. CASE NUMBER: Z-30-2022 APPLICANT(S): Tanner Properties AGENT: Akshar Patel

REQUEST: R-1 Single-Family Residential District
to C-2 General Commercial District / R-4 Multiple-Family Residential District

LOCATION: A tract fronting on the north frontage of Rossview Rd., 1,000+/- feet west of the Rossview Rd. & Powell Rd. intersection.

TAX MAP(S): 057 PARCEL #: 016.02 CIVIL DISTRICT: 6

REASON FOR REQUEST: To allow for a mixed use development with commercial uses along Rossview Road and multi-family on the north side of property.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 10.17

13. CASE NUMBER: Z-31-2022 APPLICANT(S): Singletary Investments AGENT: Bert Singletary

REQUEST: R-4 Multiple-Family Residential District
to PUD Planned Unit Development Residential District

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

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

REASON FOR REQUEST: The proposed land use is described on the preliminary PUD plan will provide a buffer between the surrounding mixture of land uses.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 4.42

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

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 Mixed Use Planned Unit Development District

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 +/-

DRAFT

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-12-2022 APPLICANT/OWNER: BLAST PROPERTIES GP
REQUEST: Preliminary Plat Approval of BLAST PROPERTIES **WITHDRAWN**
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-17-2022 APPLICANT/OWNER: BLICK HOMES LLC
REQUEST: Preliminary Replat Approval of REPLAT OF MILLSWOOD ESTATES SECTION 3 LOTS 51 & 52 & PRELIMINARY LOTS 62 & 63
LOCATION: South of Ringgold Rd, east of and adjacent to the terminus of Calloway Drive
MAP: 030J PARCEL: F 014.00, F 015.00 ACREAGE: .96 +/-
OF LOTS: 4 +/- CIVIL DISTRICT(S): 3
ZONING: R-2 GROWTH PLAN: CITY

4. CASE NUMBER: S-24-2022 APPLICANT/OWNER: DENNIS VANWORMER
REQUEST: Preliminary Plat Approval of CHURCH STREET ROW
LOCATION: South of High Street, west of Cumberland Drive, north of and adjacent to Church Street, east of and adjacent to Forest Street.
MAP: 066N PARCEL: C 009.00 ACREAGE: 0.59 +/-
OF LOTS: 7 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-25-2022 APPLICANT/OWNER: HUNTER WILL & CODY HEGGIE
REQUEST: Preliminary Plat Approval of GRACELAND GROVE
LOCATION: North of Ashland City Road, east of Circle Drive, south of and adjacent to Via Drive,
approximately 110 feet north and east of the Circle Drive and Via Drive intersection.
MAP: 080k PARCEL: A 030.00 ACREAGE: 2.14 +/-
OF LOTS: 9 +/- CIVIL DISTRICT(S): 11
ZONING: R-6 GROWTH PLAN: CITY

6. CASE NUMBER: S-26-2022
APPLICANT/OWNER: INDUSTRIAL DEVELOPMENT BOARD OF MONTGOMERY COUNTY
REQUEST: Preliminary Plat Approval of NORTH CHESAPEAKE LANE
LOCATION: North of and adjacent to Dunlop Lane, west of Interstate 24, east of Ted A Crozier Sr. Blvd,
approximately 100 feet north of the intersection of Chesapeake Lane and Ted Crozier Sr. Boulevard.
MAP: 040 PARCEL: 004.01 (portion) ACREAGE: 7.3 +/-
OF LOTS: 1 +/- CIVIL DISTRICT(S): 6
ZONING: C-5 GROWTH PLAN: CITY

DRAFT

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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-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

3. CASE NUMBER: SR-22-2022 APPLICANT: David Smith
AGENT: Houston Smith
DEVELOPMENT: Harper Road Office Building
PROPOSED USE: Office/Retail
LOCATION: Harper Road
MAP: 081, 165.00 ACREAGE: 2.53 CIVIL DISTRICT: 11

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

4/26/2022

4. CASE NUMBER: SR-23-2022 APPLICANT: Elite Sports Management
AGENT: Cal Burchett
DEVELOPMENT: Elite Sports Management
PROPOSED USE: Commercial Recreation
LOCATION: Madison St. West of Old Farmers Road and East of Carney Road
MAP: 081, 033.00 ACREAGE: 23.55 CIVIL DISTRICT: 11

5. CASE NUMBER: SR-24-2022 APPLICANT: Valore Residential
AGENT: Cal Burchett
DEVELOPMENT: 2780 Madison St. Apartments
PROPOSED USE: Multifamily
LOCATION: 2780 Madison Street
MAP: 081, 118.00 ACREAGE: 23.8 CIVIL DISTRICT: 11

6. CASE NUMBER: SR-25-2022 APPLICANT: Titan Realty Group
AGENT: Cal Burchett
DEVELOPMENT: Titan Realty Storage
PROPOSED USE: Warehouse/Storage
LOCATION: Tiny Town Road
MAP: 006, 001.03 ACREAGE: 12.7 CIVIL DISTRICT: 3

DEFERRED

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

4/26/2022

- 7. CASE NUMBER: SR-26-2022 APPLICANT: Bert Singletary
AGENT: Cal Burchett
DEVELOPMENT: Millswood Apartments
PROPOSED USE: Multifamily
LOCATION: Millswood Road
MAP: 030J-C-001.00 ACREAGE: 18.32 CIVIL DISTRICT: 3

- 8. CASE NUMBER: SR-27-2022 APPLICANT: KMG Properties
AGENT: Brad Weakley
DEVELOPMENT: Campbell Heights, Lot 83
PROPOSED USE: Multifamily
LOCATION: 203 Copeland Road
MAP: 005M-A-4.00,5.00,6.00,7.00,8.00,9.00,10.00,11.00,012.00 ACREAGE: 1.33 CIVIL DISTRICT: 3

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. APPROVE RPC FY 2023 BUDGET
- C. UPDATE ON 40 FOOT WIDE LOT REQUIREMENTS IN CITY
- D. INITIATE COUNTY ZONING RESOLUTION UPDATE (RE PUD UPDATES)