

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

May 24, 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: 4/26/2022

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/26/2022 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/2/2022 - 6:00 P.M.

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

COUNTY COMMISSION FORMAL MEETING: 6/13/2022 - 6:00 P.M.

1. CASE NUMBER: Z-16-2022 APPLICANT(S): Frank Woodard Testamentary Trust Of Last Will & Testament Of George Fleming Sr. 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) 057 065.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Due to topographical constraints as well as the demand for higher density R-4 zoning is the most financially feasible, legally permissible, maximally productive, & physically possible zoning for the subject property.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 43.35 +/-

2. CASE NUMBER: Z-28-2022 APPLICANT(S): Reda Homebuilders Inc

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.):

3. 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 Rossvie Rd., 1,000+/- feet west of the Rossvie 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 Rossvie Road and multi-family on the north side of property.

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

4. 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

5. CASE NUMBER: Z-32-2022 APPLICANT(S): William T. Clayton
REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the southeast corner of the S. Riverside Dr. & Barker St. intersection.

TAX MAP(S): 079B PARCEL #: B 001.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Change to C-5 commercial to get auto dealers license to purchase vehicles to fix, sell and use for parts. Property has been functioning as C-5 businesses for over 20 years.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.91 +/-

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

6. CASE NUMBER: Z-33-2022 APPLICANT(S): Hunter Winn Jamie Wallace

REQUEST: R-3 Three Family Residential District / R-4 Multiple-Family Residential District
to R-6 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Greenwood Ave., 365 +/- feet south of the Greenwood Ave, & Woodard St. intersection.

TAX MAP(S): 079C PARCEL #: C 038.00 C 039.00 (p/o) CIVIL DISTRICT: 12

REASON FOR REQUEST: None given

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .69 +/-

7. CASE NUMBER: Z-34-2022 APPLICANT(S): Michael Joseph AGENT: Christian Black

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

LOCATION: A parcel located at the northeast corner of the Paradise Hill Rd. & Seay Ct. intersection.

TAX MAP(S): 080G PARCEL #: C 015.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To facilitate redevelopment of this large lot into new affordable housing.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.13 +/-

8. CASE NUMBER: Z-35-2022 APPLICANT(S): Robert C. Roylance AGENT: Bobby Powers

REQUEST: M-1 Light Industrial District
to CBD Central Business District

LOCATION: A parcel located at the southeast corner of the Spring St. & McClure St. intersection as well as the southwest corner of the McClure St. & Wilcox St. intersection.

TAX MAP(S): 066B PARCEL #: B 001.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Current zoning of M-1 is no longer viable on this area. CBD would allow for mixed use redevelopment and this would be an extension of the CBD from the west and east.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.47 +/-

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

9. CASE NUMBER: Z-36-2022 APPLICANT(S): George Kennedy III AGENT: Richard Garrett

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

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: We are seeking to rezone this parcel from AG to R-2 to build between 35 and 45 single family homes on 60 ft wide lots that will be 2,800 sq. ft. or larger to compliment the existing homes in the Meadows of the Heathstone subdivision behind it. We will maintain a buffer 719 Kennedy Ln. for their privacy.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 14.3 +/-

10. CASE NUMBER: Z-37-2022 APPLICANT(S): Antonio & Keisha Jefferson

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

LOCATION: Two parcels located at the northeast corner of the Carpenter St. & Ford St. intersection.

TAX MAP(S): 066C PARCEL #: E 039.00 E 040.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: This property is being zoned to provide single family affordable housing lots to help meet the current need of the city.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .53 +/-

11. CASE NUMBER: Z-38-2022 APPLICANT(S): J & N Enterprises Inc.

REQUEST: R-4 Multiple Family Residential District
to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the south frontage of Powers St., 125 +/- feet west of the Powers St. & Peach St. intersection.

TAX MAP(S): 054L PARCEL #: A 020.01 CIVIL DISTRICT: 7

REASON FOR REQUEST: The reason for zone change this is a perfect area for affordable homes.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.14 +/-

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

12. CASE NUMBER: Z-39-2022 APPLICANT(S): Jeff Jerles Paul Jerles

AGENT: Syd Hedrick

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

LOCATION: Property located at the northwest corner of the SR 374 & Pea Ridge Rd. intersection, also located at the eastern terminus of Del Ray Dr.

TAX MAP(S): 041 PARCEL #: 006.01 (p/o) CIVIL DISTRICT: 6

REASON FOR REQUEST: The portion of the property located at the corner of Pea Ridge and Hwy 374 is well suited for the current C-5 zoning. The remaining property poses a good opportunity for an R-4 zone change to be used as a buffer for adjacent property as well as offer affordable housing options in the area.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 11.6 +/-

13. CASE NUMBER: Z-40-2022 APPLICANT(S): Nancy Bagwell AGENT: J. Chris Fielder

REQUEST: R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the west frontage of Old Russellville Pike, 1,270 ft south of the Old Russellville Pike & Hickory Trace Rd. intersection

TAX MAP(S): 041 PARCEL #: 073.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Applicant requests to rezone subject property from R-1 to C-5 to combine with existing zoned C-5 automotive dealership abutting the subject property to the north and west.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.1 +/-

14. CASE NUMBER: Z-41-2022 APPLICANT(S): BJ Properties

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

LOCATION: Property front on the western frontage of Denny Rd., 455 +/- south of the Madison St. & Denny Rd. intersection.

TAX MAP(S): 081H PARCEL #: E 013.02 CIVIL DISTRICT: 11

REASON FOR REQUEST: Denny Rd. is not considered a highway/arterial, therefore making C-5 an inappropriate zone classification for the property. R-4 would be more suitable zoning and less of an impact for the area.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 6.63 +/-

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

19. CASE NUMBER: CZ-11-2022 APPLICANT(S): DGTF Clark Enterprises LLC Clarksville AGENT: CSDG

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

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

LOCATION: Property located at the northwest corner of the Guthrie Hwy. & Spring Creek Village Rd.

TAX MAP(S): 016 PARCEL #: 011.00, 012.00 013.00, 013.02 CIVIL DISTRICT: 2

REASON FOR REQUEST: To remove AG from center of property and for future uses.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 15.42 +/-

V. SUBDIVISIONS:

1. CASE NUMBER: S-32-2022 APPLICANT/OWNER: MOUNT OLIVE MISSIONARY
BAPTIST CHURCH
REQUEST: Revised Preliminary Approval of OLIVETTE PLACE
LOCATION: West of Needmore Road, north of Charles Thomas Drive, east of and adjacent to the terminus
of Patton Road
MAP: 018 PARCEL: 022.02 ACREAGE: 4.51 +/-
OF LOTS: 10 +/- CIVIL DISTRICT(S): 2
ZONING: R-2 GROWTH PLAN: CITY

2. CASE NUMBER: S-33-2022 APPLICANT/OWNER: OAK ST. LLC
REQUEST: Minor Plat Approval of JOURNEY ESTATES SECTION 1
LOCATION: East of and adjacent to Oak Street, approximately 370 feet north of the intersection of Oak
Street and Mann Circle.
MAP: 055 PARCEL: 001.00 (portion) ACREAGE: 7.44 +/-
OF LOTS: 8 +/- CIVIL DISTRICT(S): 7
ZONING: R-3 GROWTH PLAN: CITY

3. CASE NUMBER: S-34-2022 APPLICANT/OWNER: OAK ST. LLC
REQUEST: Preliminary Plat Approval of JOURNEY ESTATES SECTION 2
LOCATION: North of and adjacent to the current (northern) terminus of Plum Street.
MAP: 055 PARCEL: 001.00 (portion) ACREAGE: 13.32 +/-
OF LOTS: 22 +/- CIVIL DISTRICT(S): 7
ZONING: R-3 GROWTH PLAN: CITY

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

1. 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

2. CASE NUMBER: SR-28-2022 APPLICANT: David Dewese
AGENT: Brad Weakley
DEVELOPMENT: Hwy 48 Storage
PROPOSED USE: Storage Units/Warehouse
LOCATION: 6128 Hwy 48
MAP: 158, 032.00 ACREAGE: 2.0 +/- CIVIL DISTRICT: 22

3. CASE NUMBER: SR-29-2022 APPLICANT: Catalyst Design Group
AGENT: Phillip Piercy
DEVELOPMENT: Riverview Retail
PROPOSED USE: Retail and Parking Garage
LOCATION: 604 N 1st Street
MAP: 066G, F 004.00, 005.01 ACREAGE: 4.39 +/- CIVIL DISTRICT: 12

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

05/24/2022

4. CASE NUMBER: SR -30-2022 APPLICANT: Power and Grace Academy

AGENT: Cal Burchett

DEVELOPMENT: Power and Grace Academy

PROPOSED USE: School

LOCATION: 337 Peterson Lane

MAP: 055, 016.00 ACREAGE: 9.66 +/- CIVIL DISTRICT: 12

5. CASE NUMBER: SR -31-2022 APPLICANT: Tony Hightower

AGENT: Brad Weakley

DEVELOPMENT: Fletchers Fork Overlook

PROPOSED USE: Multifamily

LOCATION: W Fork Drive and E Fork Drive

MAP: 030H, B 012.00 ACREAGE: 2.6 +/- CIVIL DISTRICT: 12

6. CASE NUMBER: AB-1-2022 APPLICANT: William Fuss

AGENT: Montgomery County Highway Department

DEVELOPMENT: Williamsburg S/D Road Stub

PROPOSED USE: ABANDONMENT

LOCATION: East of Monticello Trace, Northeast of Taylor Hall Lane; Between Lots 40 and 41, Williamsburg Subdivision

MAP: North of 083N-C-014.00 and South of 083N-B-004.00 ACREAGE: 0.173 CIVIL DISTRICT: 5

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. CITY OF CLARKSVILLE CAPITAL IMPROVEMENTS PLAN

C. MONTGOMERY COUNTY CAPITAL IMPROVEMENTS PLAN

D. UPDATE ON LETTER OF CREDIT S-20-2020 REYNOLDS STREET ROW

E. INITIATE SUBDIVISION REGULATION UPDATES