

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

July 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: 6/28/2022

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/28/2022 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/4/2022 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/1/2022 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 8/8/2022 - 6:00 P.M.

1. CASE NUMBER: Z-16-2022 APPLICANT(S): George R. Fleming AGENT: Syd Hedrick

REQUEST: R-1 Single-Family Residential District

**DEFERRED**

to R-4 Multiple-Family Residential District / R-2A Single-Family Residential District

LOCATION: A tract fronting at the southwest corner of the Rossvie Rd. & Basham Ln. intersection.

TAX MAP(S): 057 PARCEL #: 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: 31.90 +/-

\*\*\*\*\*

2. CASE NUMBER: Z-52-2022 APPLICANT(S): AVA Homes LLC AGENT: Bryan Gerwitz

REQUEST: R-2 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Caldwell Ln., 385 +/- feet east of the Caldwell Ln. & Robert St. intersection.

TAX MAP(S): 079K PARCEL #: A 012.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: For redevelopment of this large parcel into affordable housing lots.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.60 +/-

\*\*\*\*\*

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

3. CASE NUMBER: Z-53-2022 APPLICANT(S): AVA Homes LLC AGENT: Bryan Gerwitz

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

LOCATION: Property located at the southeast corner of the Caldwell Ln. & Robert St. intersection.

TAX MAP(S): 079K PARCEL #: A 010.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: For redevelopment of this large parcel into affordable housing lots.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.60 +/-

\*\*\*\*\*

4. CASE NUMBER: Z-54-2022 APPLICANT(S): Mid State Properties GP AGENT: Kolt Milam

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

LOCATION: Property fronting on the south frontage of Lynes St., 240 +/- feet west of the Greenwood Ave. & Lynes St. intersection.

TAX MAP(S): 079D PARCEL #: L 020.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: I want to create an affordable single family lot.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.13 +/-

\*\*\*\*\*

5. CASE NUMBER: Z-55-2022 APPLICANT(S): Dominus Properties LLC

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

LOCATION: Property fronting on the east frontage of S. 11th St., 490 +/- feet south of the Commerce St. & S. 11th St. intersection.

TAX MAP(S): 066L PARCEL #: B 028.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: None given

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

\*\*\*\*\*

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

6. CASE NUMBER: Z-56-2022 APPLICANT(S): Dominus Properties LLC

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

LOCATION: Property fronting on the south frontage of Cedar St., 135 +/- feet east of the Glen St. & Cedar St. intersection.

TAX MAP(S): 066E PARCEL #: F 006.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: None given

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.16 +/-

\*\*\*\*\*

7. CASE NUMBER: Z-57-2022 APPLICANT(S): A & Y Properties, LLC

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

LOCATION: Property fronting on the west frontage of Greenwood Ave., 465 +/- feet south of the Greenwood Ave. & Lynes St. intersection.

TAX MAP(S): 079F PARCEL #: D 030.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Better utilization of the subject property.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.30 +/-

\*\*\*\*\*

8. CASE NUMBER: Z-58-2022 APPLICANT(S): William Belew

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

LOCATION: A tract fronting on the east frontage of Needmore Rd. east of the Needmore Rd. & Beckett Dr. intersection, also fronting on the south frontage of Hazelwood Rd. 400 +/- feet east of the Hazelwood Rd. & Needmore Rd. intersection.

TAX MAP(S): 018 PARCEL #: 042.05 CIVIL DISTRICT: 2

REASON FOR REQUEST: To allow for multi-family development.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 20.56 +/-

\*\*\*\*\*

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

9. CASE NUMBER: Z-59-2022 APPLICANT(S): Byard & Mabry Holdings, LLC

REQUEST: AG Agricultural District / R-1 Single-Family Residential District  
to R-2 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Ringgold Rd., 440 +/- feet east of the Ringgold Rd. & Brentwood Cir. intersection.

TAX MAP(S): 030 PARCEL #: 010.00 (p/o) CIVIL DISTRICT: 3

REASON FOR REQUEST: Applicant requests an extension of adjacent R-2 zoning to subject tract so that it is the same of the tract of which subject property is a portion. Applicant intends to submit a preliminary plat on the entire tract after zoning is approved and that plat is attached for information and transparency.

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 8.53 +/-

\*\*\*\*\*

10. CASE NUMBER: Z-60-2022 APPLICANT(S): Ann Rees AGENT: Stanley M. Ross, Harvill Ross PLLC

REQUEST: AG Agricultural District  
to R-5 Residential District

LOCATION: A tract of land fronting on the south frontage of Rossview Rd., south of the Rossview Rd. & Rollow Ln. intersection

TAX MAP(S): 058 PARCEL #: 003.01 CIVIL DISTRICT: 6

REASON FOR REQUEST: None given.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 11.86+/-

\*\*\*\*\*

11. CASE NUMBER: ZO-2-2022 APPLICANT(S): City Council City Of Clarksville

REASON FOR REQUEST: In response to City Council Res: 63-2021-22

\*\*\*\*\*

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

12. CASE NUMBER: CZ-14-2022 APPLICANT(S): M Ireland

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

LOCATION: Property fronting on the south frontage of Hwy 79/Dover Rd. 1,600 +/- feet west of the Hwy 79/Dover Rd. & Liberty Church Rd. intersection.

TAX MAP(S): 053 PARCEL #: 148.06 148.01 CIVIL DISTRICT: 8

REASON FOR REQUEST: Rezone request to C-5 as commercial uses conform to Dover highway needs. CO.

COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 11.2 +/-

\*\*\*\*\*

13. CASE NUMBER: CZ-15-2022 APPLICANT(S): Kevin & Gwen Griffy

REQUEST: R-1 Single-Family Residential District  
to AGC Agricultural Commercial District

LOCATION: Property fronting on the south frontage of Keese Rd. 2,315 +/- feet west (following the ROW) of the River Rd. & Keese Rd. intersection.

TAX MAP(S): 091 PARCEL #: 026.00 (po) CIVIL DISTRICT: 13

REASON FOR REQUEST: A pole barn on property will be used for venue for gatherings. Wedding, Corp. meetings our church (North 2nd Street Church of Christ)

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

\*\*\*\*\*

V. SUBDIVISIONS:

1. CASE NUMBER: S-47-2022 APPLICANT/OWNER: JACK MILLER / JACK RUDOLPH  
REQUEST: Preliminary Plat Approval of RED RIVER RIDGE (CLUSTER)  
LOCATION: North of Memorial Drive, south of the Red River, east of and adjacent to Little Barn Drive and Woodmeadow Drive.  
MAP: 064 PARCEL: 020.00, 014.00 (portion) ACREAGE: 148 +/-  
# OF LOTS: 278+/- CIVIL DISTRICT(S): 11  
ZONING: R-1 GROWTH PLAN: CITY

\*\*\*\*\*

2. CASE NUMBER: S-48-2022 APPLICANT/OWNER: THOMAS N BATEMAN  
REQUEST: Preliminary Plat Approval of THOMAS N BATEMAN PROPERTY  
LOCATION: South of and adjacent to Oakland Drive, west of and adjacent US Hwy 79, north of Cracker Barrel Drive.  
MAP: 033 PARCEL: 003.01 ACREAGE: 33.4 +/-  
# OF LOTS: 17 +/- CIVIL DISTRICT(S): 2  
ZONING: C-4 GROWTH PLAN: UGB/CITY

\*\*\*\*\*

3. CASE NUMBER: S-60-2022 APPLICANT/OWNER: GUILLERMINA ESCOBEDO  
RAFAEL GUTIERREZ  
REQUEST: Preliminary Plat Approval of REPLAT FAIRLANE SUBDIVISION SECTIONS A & D  
LOTS 2, 12-17, 31-34 AND FINAL PLAT OF LOTS 2A, 2B, AND 2C  
LOCATION: South of Kentucky Ave, north of Laura Drive, at 10 Montana Ave.  
MAP: 054I PARCEL: D 003.00 ACREAGE: 5.4 +/- CIVIL DISTRICT(S): 8  
# OF LOTS: 3 +/- ZONING: R-2 GROWTH PLAN: CITY

\*\*\*\*\*

4. CASE NUMBER: S -61-2022 APPLICANT/OWNER: ALPINE DEVELOPMENT, LLC  
REQUEST: Preliminary Plat Approval of KENNEDY PLACE (CLUSTER)  
LOCATION: West side of Kennedy Lane, south of Meadowgate Lane, approximately 310 feet northwest of the Heatherwood Trace and Kennedy Lane intersection.  
MAP: 017 PARCEL: 017.02 ACREAGE: 14.4+/-  
# OF LOTS: 38 +/- CIVIL DISTRICT(S): 2  
ZONING: R-2 GROWTH PLAN: CITY

\*\*\*\*\*

**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-62-2022 APPLICANT/OWNER: RICHARD TUCKER  
REQUEST: Revised Preliminary Plat Approval of BENT TREE CROSSING (PREVIOUSLY  
CONNECTOR COMMERCIAL DEVELOPMENT)  
LOCATION: South of and adjacent to Highway 76, west of and adjacent to Jones Road, south of the  
intersection of Memorial Drive extension and Highway 76.  
MAP: 081 PARCEL: 009.00 ACREAGE: 20.70+/-  
# OF LOTS: 4 +/- CIVIL DISTRICT(S): 11  
ZONING: C-5 GROWTH PLAN: CITY

\*\*\*\*\*

6. CASE NUMBER: S-63-2022 APPLICANT/OWNER: KOLT MILAM  
REQUEST: Preliminary Plat Approval of KOLT MILAM PROPERTY  
LOCATION: North of and adjacent to Crossland Avenue, west of and adjacent to Kelly Lane, east of and  
adjacent to Shearon Lane.  
MAP: 065P PARCEL: H 011.00 H 011.01 ACREAGE: 0.77 +/-  
# OF LOTS: 10 +/- CIVIL DISTRICT(S): 12  
ZONING: R-6 GROWTH PLAN: CITY

\*\*\*\*\*

*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-36-2022      APPLICANT: Alpine Development LLC  
AGENT: Houston Smith  
DEVELOPMENT: Tiny Town Place Apartments  
PROPOSED USE: Multifamily  
LOCATION: 2500 Tiny Town Road  
MAP: 007, 011.00 (P/O)      ACREAGE: 5.98 +/-      CIVIL DISTRICT: 2

\*\*\*\*\*

2. CASE NUMBER: SR-37-2022      APPLICANT: Todd Morris  
AGENT: Houston Smith  
DEVELOPMENT: 446 Needmore Apartments  
PROPOSED USE: Multifamily  
LOCATION: 446 Needmore Road  
MAP: 032, 077.00      ACREAGE: 4.02 +/-      CIVIL DISTRICT: 6

\*\*\*\*\*

3. CASE NUMBER: SR-38-2022      APPLICANT: Singletary Construction LLC  
AGENT: Britt Little  
DEVELOPMENT: Lots 14 & 15 Professional Park Commons  
PROPOSED USE: Multifamily  
LOCATION: Professional Park Drive  
MAP: 040 G A 014.00, A 015.00      ACREAGE: 4.42 +/-      CIVIL DISTRICT: 6

\*\*\*\*\*

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

07/26/2022

4. CASE NUMBER: SR-39-2022      APPLICANT: CW Partners (Jim Cherry)

AGENT: Britt Little

DEVELOPMENT: Madison Mercantile

PROPOSED USE: Multifamily

LOCATION: 1460 Madison Street

MAP: 065P G 003.00, 009.00, 024.00      ACREAGE: 2.09 +/-      CIVIL DISTRICT: 12

\*\*\*\*\*

**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS STATEMENT

B. HABITAT FOR HUMANITY FEE REDUCTION