

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -
August 23, 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: 7/26/2022

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/25/2022 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/1/2022 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/6/2022 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 9/12/2022 - 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 Rossview 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-47-2022 APPLICANT(S): Jeffrey B. Long
REQUEST: R-1 Single-Family Residential District
to R-2A Single-Family Residential District
LOCATION: Property fronting on the south frontage of Bellamy Ln., 1,200 +/- feet east of the Rossview Rd. & Bellamy Ln. intersection.
TAX MAP(S): 041 PARCEL #: 173.00 CIVIL DISTRICT: 6
REASON FOR REQUEST: This request is for R-6 for better utilization of the property.
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 0.39 +/-

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

3. 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 Rossvie Rd., south of the Rossvie 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+/-

4. CASE NUMBER: Z-61-2022 APPLICANT(S): Johnathan Blick

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

LOCATION: A parcel fronting on the north frontage of Vine St., 675 +/- feet west of the Reynolds St. & Vine St. intersection.

TAX MAP(S): 066D PARCEL #: D 023.000 CIVIL DISTRICT: 12

REASON FOR REQUEST: To provide a more affordable housing option. Current zoning would support one large home. \$300,000. Requested zoning could support 2-3 smaller homes \$150,000-\$200,000 price range.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .20+/-

5. CASE NUMBER: Z-62-2022 APPLICANT(S): Maynard Family Co.

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

LOCATION: A portion of property located north of Banister Dr. and bounded by the Little West Fork Creek on the north, east & west.

TAX MAP(S): 030 PARCEL #: 011.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To make zoning same as rest of property and adjoining properties.

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 14.33 +/-

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

6. CASE NUMBER: Z-63-2022 APPLICANT(S): Maynard Family Co.

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

DEFERRED

LOCATION: A portion of a tract located east of Tobacco Rd., South of Nussbaumer Rd., north of the Little West Fork Creek.

TAX MAP(S): 019 PARCEL #: 016.02 030 006.00 (p/o) CIVIL DISTRICT: 3

REASON FOR REQUEST: To simplify the zoning in proposed subdivision.

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 84.28+/-

7. CASE NUMBER: Z-64-2022 APPLICANT(S): Stabilize Real Estate LLC

REQUEST: RM-1 Single-Family Mobile Home Residential District
to R-4 Multiple-Family Residential District

LOCATION: Three parcels fronting on the west frontage of Batts Ln., 365 feet north of the Batts Ln. & Columbia St. intersection.

TAX MAP(S): 029L PARCEL #: D 031.00, 032.00, 033.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To allow for multifamily development.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 3.91+/-

8. CASE NUMBER: Z-65-2022 APPLICANT(S): Richard Collins

REQUEST: C-5 Highway & Arterial Commercial District / R-1 Single-Family Residential District
to C-2 General Commercial District

LOCATION: Two parcels located at the northeast corner of the Dover Rd. & Kelsey Dr. intersection.

TAX MAP(S): 054G PARCEL #: A 025.00, 025.06 CIVIL DISTRICT: 7

REASON FOR REQUEST: To extend C-2 zoning.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 2.36+/-

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

9. CASE NUMBER: Z-66-2022 APPLICANT(S): Ricky Reda

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

LOCATION: Property fronting on the west frontage of Market St., 515 +/- feet north of the Market St. & Mitchell St. intersection.

TAX MAP(S): 055H PARCEL #: C 010.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To build and improve location.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.46+/-

10. CASE NUMBER: Z-67-2022 APPLICANT(S): Reda Home Builders

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

LOCATION: Property fronting on the west frontage of Oak St.

TAX MAP(S): 055H PARCEL #: J 008.00 CIVIL DISTRICT: 7th

REASON FOR REQUEST: To match surrounding zoning and for future building.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.55 +/-

11. CASE NUMBER: CZ-16-2022 APPLICANT(S): Russell Allen

REQUEST: M-2 General Industrial District
to AG Agricultural District

LOCATION: Property fronting on the north/east frontage of Marion Rd., 915 +/- feet south/east of the Marion Rd. & Conaster Rd. intersection.

TAX MAP(S): 150 PARCEL #: 064.00 p/o CIVIL DISTRICT: 22

REASON FOR REQUEST: Returning zoning to AG to build a house.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 10.0 +/-

12. CASE NUMBER: CZ-17-2022 APPLICANT(S): Tim Roby

REQUEST: M-2 General Industrial District
to AG Agricultural District

LOCATION: A tract of land fronting on the north frontage of Cumberland City Rd., at the Montgomery County & Stewart County line.

TAX MAP(S): 096 PARCEL #: 001.00 CIVIL DISTRICT: 9

REASON FOR REQUEST: House single family.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 8.92 +/-

SUBDIVISION VARIANCE(S)

WITHDRAWN

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

- 1. CASE NUMBER: V-3-2022.
Bent Tree Crossing (previously Connector Commercial Development)

Subdivision case # S-62-2022

VARIANCES REQUESTED:

The applicant is requesting two variances from the Subdivision Regulations.

- 1. **“4.1.2. Subsection 4.** Collector streets, roads or permanent easements may be required where necessary to facilitate traffic flow in the subdivision.” The request is to not provide a roadway connection to Jones Road.
- 2. **“4.1.2. Subsection 1.B.** A stubout for future continuation of the public street and road network shall be provided from the subdivision to all adjacent vacant land zoned for residential or commercial use including Agricultural zoning as determined by the RPC staff.” The request is to not provide a stub road to the west (Beach Family Enterprises Property).

APPLICANT/OWNER: Richard Tucker

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.

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-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 Road west of and adjacent US Hwy 79, north of Cracker Barrel Drive.
MAP: 033 PARCEL: 003.01 ACREAGE: 33.3 +/-
OF LOTS: 16 CIVIL DISTRICT(S): 2
+/-ZONING: C-4 GROWTH PLAN: UGB/CITY

3. CASE NUMBER: S-62-2022 APPLICANT/OWNER: RICHARD TUCKER **WITHDRAWN**
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

4. CASE NUMBER: S-73-2022 APPLICANT/OWNER: WINN PROPERTIES LP
REQUEST: Preliminary Plat Approval of WINN WAY RIGHT-OF-WAY EXTENSION
LOCATION: South of Hwy 76, east of Fire Station Road, east of and adjacent to the current terminus of Winn Way.
MAP: 063 PARCEL: 077.00 (portion) ACREAGE: 5.64 +/-
OF LOTS: 1 +/- CIVIL DISTRICT(S): 11
ZONING: C-4/C-2 GROWTH PLAN: CITY

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-74-2022 APPLICANT/OWNER: VSRK PROPERTIES LLC
REQUEST: Preliminary Plat Approval of TINY TOWN COMMONS & TRAVEL EASEMENT
LOCATION: South of and adjacent to Tiny Town Road, approximately 650 feet east of the Fort Sumter Drive and Tiny Town Road intersection.
MAP: 006 PARCEL: 041.02 ACREAGE: 7.18 +/-
OF LOTS: 3 +/- CIVIL DISTRICT(S): 3
ZONING: R-4/C-5 GROWTH PLAN: CITY

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

1. 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

2. 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

3. CASE NUMBER: SR-40-2022 APPLICANT: Bill Mace
AGENT: Matt Suiter
DEVELOPMENT: The Villas at Polly Drive
PROPOSED USE: Multifamily
LOCATION: 3385 Polly Drive
MAP: 006J C, 006.00, 008.00 ACREAGE: 5.15 +/- CIVIL DISTRICT: 3

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

8/23/2022

4. CASE NUMBER: AB-4-2022 APPLICANT: Habitat for Humanity Herb Baggett
AGENT: Syd Hedrick
DEVELOPMENT: Habitat for Humanity
PROPOSED USE: Abandonment
LOCATION: East of Cumberland Drive, west of Elder Street; Unimproved E. Union Street right-of-way
MAP: S of 66K, F 033.00 & North of 66K, G 016.00 & 030.00 ACREAGE: 0.265 CIVIL DISTRICT: 12

5. CASE NUMBER: AB-5-2022 APPLICANT: Joshua Taylor/Kenneth Garland
AGENT: Montgomery County Highway Department
DEVELOPMENT: Hogan Road
PROPOSED USE: Abandonment
LOCATION: Portion of Hogan Road
MAP: Northeast of 089, 072.00, southwest of 089, 071.01 ACREAGE: 0.28 CIVIL DISTRICT: 11

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. ADOPT RPC PAY STUDY AND PAY SCALE
- C. ROAD NAME CHANGE