

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

**- AGENDA -
September 27, 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: 8/23/2022

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/29/2022 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/6/2022 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/3/2022 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 10/10/2022 - 6:00 P.M.**

1. CASE NUMBER: Z-16-2022 APPLICANT(S): George R. Fleming Co-trustee Of George R. Fleming Sr.
Testamentary Trust AGENT: Syd Hedrick
REQUEST: R-1 Single-Family Residential District
to PUD Planned Unit Development 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: To develop an apartment complex as shown on the site plan included with the application

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 27.47 +/-

2. CASE NUMBER: Z-63-2022 APPLICANT(S): Maynard Family Co.
REQUEST: R-1A Single-Family Residential District
to R-2 Single-Family Residential District

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 +/-

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

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

REQUEST: R-3 Three Family Residential District

to R-4 Multiple-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 +/-

4. CASE NUMBER: Z-68-2022 APPLICANT(S): Hugh Entrekin

REQUEST: C-4 Highway Interchange District

to C-2 General Commercial District

LOCATION: A tract of land fronting on the west frontage of Fair Brook Place, 385 +/- feet south of the Fair Brook Pl. & Westfield Ct. intersection.

TAX MAP(S): 032 PARCEL #: 014.07 CIVIL DISTRICT: 2

REASON FOR REQUEST: Highest and best use of the property is for multifamily development with commercial components

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 11.63 +/-

5. CASE NUMBER: Z-69-2022 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: R-2 Single-Family Residential District

to R-2A Single-Family Residential District

LOCATION: A parcel of land located at the southeast corner of Louisiana Ave, & Kentucky Ave.

TAX MAP(S): 054I PARCEL #: B 014.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: For future building to improve current neighborhood.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.71 +/-

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

6. CASE NUMBER: Z-70-2022 APPLICANT(S): Rebecca Hopson

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

LOCATION: A parcel of land fronting on the south frontage of Old Ashland City Rd., 185 +/- feet west of the Old Ashland City Rd. & Martha Ln. intersection.

TAX MAP(S): 080F PARCEL #: A 006.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Property to be used for four family attached housing. The area is close to mass transit, retail services, and employment opportunities. There are multiple adjacent properties with 4+ unit buildings.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.69 +/-

7. CASE NUMBER: Z-71-2022 APPLICANT(S): Mid State Properties GP AGENT: Kolt Milam

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

LOCATION: A parcel of property located at the southeast corner of the Greenwood Ave. & Lynes St. intersection.

TAX MAP(S): 079D PARCEL #: L 023.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: This would allow the ability to create affordable single family lots and rezone from multi family.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .47+/-

8. CASE NUMBER: Z-72-2022 APPLICANT(S): J & N Enterprises

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

LOCATION: A portion of the tract located at the southern termini of Hollow Crest & Jim Brown Dr.

TAX MAP(S): 053 PARCEL #: 010.05 (po) CIVIL DISTRICT: 8

REASON FOR REQUEST: None given

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 43.71 +/-

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

9. CASE NUMBER: Z-73-2022 APPLICANT(S): Aon Construction LLC

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

LOCATION: A portion of a parcel fronting on the south frontage of Barker St., 900 +/- feet east of the Riverside Dr. & Barker St. intersection.

TAX MAP(S): 079B PARCEL #: B 007.00 (po) CIVIL DISTRICT: 12

REASON FOR REQUEST: To develop single family homes

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.27 +/-

10. CASE NUMBER: Z-74-2022 APPLICANT(S): City Of Clarksville

REQUEST: MLUD Mixed Land Use District
to C-2 General Commercial District

LOCATION: Located at the confluence of the Cumberland & Red Rivers on the East side of the Cumberland River. 300 +/- feet west of the CL of Riverside Drive.

TAX MAP(S): 0550 PARCEL #: B 014.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To match surrounding zoning

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 8.13 +/-

11. CASE NUMBER: CZ-18-2022 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

WITHDRAWN

LOCATION: A tract of land located east of the Gratton Rd. & Gholson Rd. intersection.

TAX MAP(S): 103 PARCEL #: 002.01 CIVIL DISTRICT: 15

REASON FOR REQUEST: Future development

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 230.5

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

12. CASE NUMBER: CZ-19-2022 APPLICANT(S): H & H Sheet Metal Fabricators, Inc.

AGENT: Jimmy Kent Wilson PTL Logistics

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: A portion of a tract located east of Guthrie Hwy. northeast of Shadybrook Ln. & south of the Kentucky State Line.

TAX MAP(S): 010 PARCEL #: 010.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: To extend C-5 zoning and for a proposed warehouse distribution center

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 21.75 +/-

13. CASE NUMBER: CZ-20-2022 APPLICANT(S): William Macon Marshall

REQUEST: AG Agricultural District

to R-1A Single-Family Residential District

LOCATION: A portion of a tract located south of Terraceside Cir. at the southern terminus of Winter Terrace Ln.

TAX MAP(S): 016 PARCEL #: 020.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To develop a single family subdivision

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 9.91 +/-

14. CASE NUMBER: CZ-21-2022 APPLICANT(S): Benton Walker

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Deerwood Rd., 735+/- feet south of the Highway 41-A South & Deerwood Rd. intersection.

TAX MAP(S): 087 PARCEL #: 030.03 CIVIL DISTRICT: 10

REASON FOR REQUEST: To develop a single family subdivision

CO. COMM. DISTRICT: CITY COUNCIL WARD: N/A NUMBER OF ACRES: 9.75 +/-

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-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: 2+/- CIVIL DISTRICT(S): 11
ZONING: C-4/C-2 GROWTH PLAN: CITY

2. CASE NUMBER: S-79-2022 APPLICANT/OWNER: BYARD & MABRY HOLDINGS, LLC
REQUEST: Revised Preliminary Plat Approval of TAILWATER MEADOWS SECTION 1 (CLUSTER) AND TAILWATER MEADOWS SECTION 2
LOCATION: North of and adjacent to Ringgold Road, approximately 450 feet northwest of the intersection of Ishee Drive and Ringgold Road.
MAP: 030 PARCEL: 010.00 ACREAGE: 131.70 +/-
OF LOTS: 360 +/- CIVIL DISTRICT(S): 3
ZONING: R-2/R-6 GROWTH PLAN: CITY

3. CASE NUMBER: S-80-2022 APPLICANT/OWNER: FAITH INVESTMENTS
REQUEST: Preliminary Plat Approval of SIMPSON VILLAS
LOCATION: East of and adjacent to Ford Street, north of and adjacent to Simpson Lane.
MAP: 055 PARCEL: 041.00 ACREAGE: 1.88 +/-
OF LOTS: 17 CIVIL DISTRICT(S): 7
+/-ZONING: R-6 GROWTH PLAN: CITY

4. CASE NUMBER: S-81-2022 APPLICANT/OWNER: POWERS AND ATKINS
REQUEST: Preliminary Plat Approval of RICHARDSON PLACE
LOCATION: West of and adjacent to Richardson Street, east of and adjacent to Wall Street, approximately 110 feet north of Lynes Street.
MAP: 079D PARCEL: K 008.00-010.00 ACREAGE: 0.62 +/-
OF LOTS: 10 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S -82-2022 APPLICANT/OWNER: JOSEPH MICHEAL
REQUEST: Preliminary Plat Approval of VISTA PARK
LOCATION: North of and adjacent to Paradise Hill Road, east of and adjacent to Seay Court.
MAP: 080 G PARCEL: C 015.00 ACREAGE: 1.14 +/-
OF LOTS: 11 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

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

1. CASE NUMBER: SR-41-2022 APPLICANT: K2 Developments
AGENT: Houston Smith
DEVELOPMENT: Lexington Place
PROPOSED USE: Multifamily
LOCATION: 175 Lexington Drive
MAP: 043E, A 012.01 ACREAGE: 2.41 +/- CIVIL DISTRICT: 3

2. CASE NUMBER: SR-42-2022 APPLICANT: Ben Kimbrough
AGENT: Cal Burchett
DEVELOPMENT: Kimbrough Warehouse
PROPOSED USE: Warehouse
LOCATION: 1815 Ft. Campbell Blvd.
MAP: 030J, E 020.00 ACREAGE: 1.60 +/- CIVIL DISTRICT: 3

3. CASE NUMBER: SR-43-2022 APPLICANT: Goad Construction
AGENT: Cal Burchett
DEVELOPMENT: Golfview Townhomes
PROPOSED USE: Multifamily
LOCATION: 1425 Mccan Drive
MAP: 080H, E 022.00 ACREAGE: 5.8 +/- CIVIL DISTRICT: 12

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

09/27/2022

4. CASE NUMBER: SR-44-2022 APPLICANT: Pat Cook

AGENT: Cal Burchett

DEVELOPMENT: Greenwood Villas

PROPOSED USE: Multifamily

LOCATION: 838 Greenwood Ave.

MAP: 079C, C 037.00 ACREAGE: 3.79 +/- CIVIL DISTRICT: 12

5. CASE NUMBER: SR-45-2022 APPLICANT: PGF Investments I LLC

AGENT: Todd Shirk

DEVELOPMENT: Chesapeake Center

PROPOSED USE: Retail, Restaurant, Medical building

LOCATION: Dunlop Lane

MAP: 040, 004.11, 004.14 ACREAGE: 5.34 +/- CIVIL DISTRICT: 6

6. CASE NUMBER: AB-6-2022 APPLICANT: Gary Keeton

AGENT: Cal Burchett

DEVELOPMENT: Gary Keeton Abandonment

PROPOSED USE: Abandonment

LOCATION: South of Madison St, east of Willow Heights, West of Liberty Parkway

MAP: ACREAGE: CIVIL DISTRICT:

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. ADOPTION OF RPC COMPENSATION AND CLASSIFICATION STUDY POLICY AND PROCEDURES MANUAL
- C. RELEASE OF BOND REQUEST FOR ASHLAND CORNER FINAL PLAT
- D. STUDY AND AMEND THE ZONING CODE OF THE CITY OF CLARKSVILLE AS IT PERTAINS TO LOT COVERAGE AND CLUSTER SUBDIVISIONS