

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

October 25, 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: 9/27/2022
- III. ANNOUNCEMENTS/DEFERRALS
- IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 10/27/2022 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 11/3/2022 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 11/7/2022 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 11/14/2022 - 6:00 P.M.

1. 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 +/-

2. CASE NUMBER: Z-75-2022 APPLICANT(S): Bill Pollard AGENT: Wade Hadley
REQUEST: R-1 Single-Family Residential District / C-2 General Commercial District
to C-5 Highway & Arterial Commercial District
LOCATION: Property fronting on the south frontage of Dover Rd. (US Hwy 79) 470 +/- feet west of the Dover Rd. (US Hwy 79) & Kelsey Dr. intersection.
TAX MAP(S): 054G PARCEL #: F 037.00, 038.00, 039.00, 040.00 CIVIL DISTRICT: 7
REASON FOR REQUEST: Rezone for highest & best use prospective buyer plans to build retail strip mall.
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.2 +/-

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

3. CASE NUMBER: Z-76-2022 APPLICANT(S): Twosome Partners Mark Pirtle AGENT: Lose Design Mike Wyre

REQUEST: C-5 Highway & Arterial Commercial District

DEFERRED

to R-4 Multiple-Family Residential District

LOCATION: Property located southeast of the Tiny Town Rd. & Needmore Rd. intersection.

TAX MAP(S): 018 PARCEL #: 019.03 CIVIL DISTRICT: 2

REASON FOR REQUEST: Proposed rezoning is to facilitate a multi-family development north of Solis.

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 12.6 +/-

4. CASE NUMBER: Z-77-2022 APPLICANT(S): Yogeshkumar Patel

REQUEST: R-1 Single-Family Residential District

to R-2 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Welchwood Dr., 2,000 feet along Welchwood Rd. from the Trenton Rd. & Welchwood Dr. intersection.

TAX MAP(S): 0410 PARCEL #: A 036.01 CIVIL DISTRICT: 6

REASON FOR REQUEST: To subdivide property.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 2.3 +/-

5. CASE NUMBER: Z-78-2022 APPLICANT(S): Universal Exports Limited LLC AGENT: Shane Lemay

REQUEST: AG Agricultural District

to R-4 Multiple-Family Residential District

LOCATION: A property fronting at the western terminus of Prewitt Ln. south of Prewitt Ln. & west of Whitfield Rd.

TAX MAP(S): 042 PARCEL #: 011.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: To remove existing trailer park and to extend existing multi-family development.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 6.96 +/-

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

6. 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 +/-

7. CASE NUMBER: CZ-22-2022 APPLICANT(S): Clarksville Montgomery County IDB

REQUEST: M-2 General Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located north of Rossvie Rd, East of International Blvd. & west of Rollow Ln.

TAX MAP(S): 039, 057, 058 PARCEL #: 020.00, 021.00, 021.01, 021.02, 017.02, 003.02

CIVIL DISTRICT: 6

REASON FOR REQUEST: The original intent of the development area was to support services for the industrial park retail, restaurants,

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 63.5 +/-

V. SUBDIVISIONS:

SUBDIVISION VARIANCE(S)

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

1. CASE NUMBER: V-4-2022.

Delton Teeter Property Dixie Bee Road Lot 1

See Subdivision Case # S-86-2022

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

1. **“6.2.3. Subsection 2.”** *(portion of)* “ The individual disposal system, including the septic tank, septic disposal fields, and secondary areas, shall be located on the same platted lot as the dwelling unit it will serve.”

The request is to allow an “offsite” septic system easement on the adjacent 823 Dixie Bee Road.

APPLICANT/OWNER: Delton Teeter

LOCATION:

819 Dixie Bee Road, approximately 360’ south of the intersection of Monticello Trace and Dixie bee Road.

SUBDIVISION VARIANCE(S)

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

1. CASE NUMBER: V-5-2022.

Samaroo Subdivision

See Subdivision Case # S-88-2022

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

1. **4.1.9. Subsection 1.** *(portion of)* “ The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be shorter than 150 feet or longer than indicated in Table 4.1” Table 4.1 indicates a maximum length of “750 feet”.

The request is to allow the Proposed “Road A” to be approximately 1,272 feet in length.

APPLICANT/OWNER: Samaroo Development Group

LOCATION:

North of and adjacent to Briarwood Drive, south of Trophy Trace, approximately 330 feet southwest of the intersection of Provo Drive and Briarwood Drive.

V. SUBDIVISIONS:

1. 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

2. 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

3. CASE NUMBER: S-86-2022 APPLICANT/OWNER: DELTON TEETER
REQUEST: Minor Plat Approval of DELTON TEETER PROPERTY DIXIE BEE ROAD LOT 1
LOCATION: 819 Dixie Bee Road, approximately 360' south of the intersection of Monticello Trace and Dixie Bee Road.
MAP: 083 PARCEL: 049.15 ACREAGE: 3.27 +/-
OF LOTS: 1 +/- CIVIL DISTRICT(S): 5
ZONING: AG GROWTH PLAN: RA

4. CASE NUMBER: S-87-2022 APPLICANT/OWNER: DERRICK STEVENS
(ASCENSION PROPERTIES LLC) **WITHDRAWN**
REQUEST: Revised Preliminary Plat Approval of ASCENSION PROPERTIES LLC WEST THOMPkins LANE LOTS 1 - 6
LOCATION: East of and adjacent to the current terminus of West Thompkins Lane.
MAP: 080H PARCEL: E 008.00 ACREAGE: 0.968 +/-
OF LOTS: 6 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-88-2022 APPLICANT/OWNER: SAMAROO DEVELOPMENT GROUP
REQUEST: Preliminary Plat Approval of SAMAROO SUBDIVISION (CLUSTER)
LOCATION: North of and adjacent to Briarwood Drive, south of Trophy Trace, approximately 330 feet southwest of the intersection of Provo Drive and Briarwood Drive.
MAP: 041, 0411 PARCEL: 040.01 (portion) , D 031.00 (portion)
OF LOTS: 44 +/- CIVIL DISTRICT(S): 6 ACREAGE: 13.4 +/-
ZONING: R-2A/R-1 GROWTH PLAN: CITY

6. CASE NUMBER: S-89-2022 APPLICANT/OWNER: JACK MILLER / JACK RUDOLPH
REQUEST: Preliminary Plat Approval of RED RIVER RIDGE (CLUSTER) **DEFERRED**
LOCATION: North of and adjacent to 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 # ACREAGE: 233 +/-
OF LOTS: 339 CIVIL DISTRICT(S): 11
ZONING: R-1 GROWTH PLAN: CITY

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

1. CASE NUMBER: SR-46-2022 APPLICANT: Singletary Construction
AGENT: Britt Little
DEVELOPMENT: Locust Street Apartments
PROPOSED USE: Multifamily
LOCATION: 200 Locust Street
MAP: 055I, G 037.00 ACREAGE: 1.44 +/- CIVIL DISTRICT: 7

2. CASE NUMBER: SR-47-2022 APPLICANT: Alpine Developments LLC
AGENT: Houston Smith
DEVELOPMENT: Clarksville Professional Park Lot 3
PROPOSED USE: Multifamily
LOCATION: 960 Professional Park
MAP: 040B, B 005.00 ACREAGE: 2.49 +/- CIVIL DISTRICT: 6

3. CASE NUMBER: SR-48-2022 APPLICANT: Pinnacle Properties
AGENT: Cal Burchett
DEVELOPMENT: Daymar College Retail Expansion
PROPOSED USE: Retail/ Restaurant
LOCATION: 2691 Trenton Road
MAP: 032, 082.02 ACREAGE: 7.05 +/- CIVIL DISTRICT: 6

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

10/25/2022

- 4. CASE NUMBER: SR-49-2022 APPLICANT: Two Rivers Landing Resort LLC
AGENT: Cal Burchett
DEVELOPMENT: Two Rivers Landing Resort
PROPOSED USE: Warehouses
LOCATION: 2145 International Blvd. (2520 Rollow Ln)
MAP: 039,020.01 ACREAGE: 9.98 +/- CIVIL DISTRICT: 1/6

- 5. CASE NUMBER: SR-50-2022 APPLICANT: Xuefang "Alan" Chen
AGENT: Trent Smith
DEVELOPMENT: Exit 1 Shoppes at Lamar
PROPOSED USE: Retail
LOCATION: Lamar Drive
MAP: 017 B, A 001.00 ACREAGE: 4.88 +/- CIVIL DISTRICT: 2

- 6. CASE NUMBER: SR-51-2022 APPLICANT: Winn Properties LP
AGENT: Matt Shearon
DEVELOPMENT: Sango Ridge Apartments
PROPOSED USE: Multifamily
LOCATION: Winn Way
MAP: 063,077.00,077.03,078.00 ACREAGE: 18.29 +/- CIVIL DISTRICT: 11

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

10/25/2022

7. CASE NUMBER: SR -52-2022 APPLICANT: William Belew

AGENT: Cal Burchett

DEVELOPMENT: Sinclair Ridge See Case SR-8-2022

PROPOSED USE: Multifamily and Office Buildings

LOCATION: East of Warfield, North of Rossvie Rd., south of Bellamy Ln

MAP: 040, 032.04 ACREAGE: 27.16 +/- CIVIL DISTRICT: 6

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. LETTER OF CREDIT EXTENSION REQUEST FOR MOCKINGBIRD
MEADOWS (S -84 -2021)