

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

November 22, 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: 10/25/2022

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 11/29/2022 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/1/2022 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/5/2022 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 12/12/2022 - 6:00 P.M.**

1. 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 +/-

2. CASE NUMBER: Z-79-2022 APPLICANT(S): Arthur Parchman AGENT: Kolt Milam

REQUEST: C-2 General Commercial District

to R-6 Single-Family Residential District

LOCATION: A tract of land located at the northwest corner of Cumberland Dr. & Charlotte St.

TAX MAP(S): 079C PARCEL #: B 015.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Provide a single family infill development

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 3.06 +/-

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

3. CASE NUMBER: Z-80-2022 APPLICANT(S): Reda Home Builders, Inc.

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

LOCATION: A parcel fronting on the south frontage of Airport Rd., 520 +/- feet east of the Airport Rd. & Cinderella Ln. intersection.

TAX MAP(S): 019H PARCEL #: A 005.01 CIVIL DISTRICT: 3

REASON FOR REQUEST: To build two new construction homes.

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 0.46 +/-

4. CASE NUMBER: Z-81-2022 APPLICANT(S): Bryce Powers

REQUEST: C-1 Neighborhood Commercial District
to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the south frontage of Vine St. at the terminus of Vine St. and an adjacent parcel fronting on the north frontage of Cedar St. at the terminus of Cedar St.

TAX MAP(S): 066E PARCEL #: E 016.01 CIVIL DISTRICT: 12

REASON FOR REQUEST: To remove isolated commercial zoning in the residential area and divide into multiple single family lots.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.59 +/-

5. CASE NUMBER: Z-82-2022 APPLICANT(S): Bryce Powers

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

LOCATION: A parcel fronting on the south frontage of Laura Dr., 150 +/- feet east of the Louisiana Ave. & Laura Dr. intersection.

TAX MAP(S): 054I PARCEL #: D 015.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: To divide currently vacant lot into 2 single family lots for affordable housing.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.33 +/-

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

6. CASE NUMBER: Z-83-2022 APPLICANT(S): J & N Enterprises Inc

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

DEFERRED

LOCATION: A portion of a tract located north of Tiny Town Rd., east of the Hattington Dr. street stub, north of Danbury Dr., east of Barkers Mill Rd. & Torrington Ln., west of Sand Piper Dr.

TAX MAP(S): 007 PARCEL #: 004.00 (p/o) CIVIL DISTRICT: 2

REASON FOR REQUEST: This would be a good transition zone between the R-2D property of the east and the R-2 property on the west.

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 195.13 +/-

7. CASE NUMBER: ZO-3-2022 APPLICANT(S): Regional Planning Commission

REQUEST: Text Amendment

REASON FOR REQUEST: Lot coverage standards and other minor updates

8. CASE NUMBER: CZ-23-2022 APPLICANT(S): The Paul E Collins And Donna J. Collins, Revocable Living Trust

AGENT: Calcese & Associates

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

DEFERRED

LOCATION: A tract of land fronting on the west frontage of Dotsonville Rd., 1,140 +/- feet south of the Dotsonville Rd. & York Rd. intersection.

TAX MAP(S): 053 PARCEL #: 202.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: 1. Conformity with surrounding use. 2. Future use of subject property to be residential.
3. Discontinuing use as AG.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 86.84 +/-

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

9. CASE NUMBER: CZ-24-2022 APPLICANT(S): Krystal Mcnallie

REQUEST: R-1 Single-Family Residential District

to AG Agricultural District

LOCATION: A tract of land west of Dixie Bee Rd., South of Trough Springs Rd. & north of Monticello Trace.

TAX MAP(S): 083 PARCEL #: 043.07 CIVIL DISTRICT: 5

REASON FOR REQUEST: R-1 to AG

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: NUMBER OF ACRES: 10.5 +/-

10. CASE NUMBER: CZ-25-2022 APPLICANT(S): Bhavna Patel AGENT: Stanley Ross

REQUEST: AG Agricultural District

to R-1A Single-Family Residential District

LOCATION: A tract of land located north of Rossview Rd., and east of Kirkwood Rd. near the northeast corner of the Rossview Rd. & Kirkwood Rd. intersection.

TAX MAP(S): 039 PARCEL #: 011.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: Provide a single family development near the new school complex and near the proposed mixed use development

CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: 120.57 +/-

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-6-2022.

Broomfield Farms Section 1 -2 (cluster)

See Subdivision Case # S-100-2022

VARIANCES REQUESTED:

The applicant is requesting two variances from the Subdivision Regulations.

1. **“4.1.2. Subsection 1. and 1A.** Connectivity – in order to provide for a road system that allows for the disbursement of trips and adequate emergency response, all public rights of way must provide for the following:

Each subdivision shall continue all public streets and road stubbed to the boundary of the development plan by previously approved (built and unbuilt) active subdivisions.”

The request is to not provide a roadway connection to Cross Ridge Drive.

2. **“4.3. Subsection 2. (and Table 4.1)** No block or block face shall be greater than 1500 feet in length as measured from the intersection centerlines of one (1) intersection to the other. Careful consideration shall be given to circulation, control, and safety of street traffic, school buses and emergency vehicles. (See Definitions 2.2 “Block” for additional information).“

The request is to allow the block length of Bobbie Lee Lane to be 1668 feet.

APPLICANT/OWNER: Rex Hawkins

LOCATION:

East of and adjacent to Trenton Road, south of and adjacent to Viewmont Drive, south of and adjacent to Cross Ridge Drive, north of and adjacent to Gibbs Road.

V. SUBDIVISIONS:

1. 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

2. CASE NUMBER: S-99-2022 APPLICANT/OWNER: AVA HOMES LLC
REQUEST: Preliminary Plat Approval of AVA HOMES CALDWELL LANE
LOCATION: North of Ashland City Road, east of and adjacent to Robert Street, south of and adjacent to Caldwell Lane.
MAP: 079k PARCEL: A 010.00 ACREAGE: 1.28 +/-
OF LOTS: 13 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

3. CASE NUMBER: S-100-2022 APPLICANT/OWNER: REX HAWKINS REQUEST:
Revised Preliminary Plat Approval of BROOMFIELD FARMS SECTION 1 - 2 (CLUSTER) AND THE TRISTAR PROPERTY TRENTON ROAD LOTS 1 - 2
LOCATION: East of and adjacent to Trenton Road, south of and adjacent to Viewmont Drive, south of and adjacent to Cross Ridge Drive, north of and adjacent to Gibbs Road.
MAP: 032 PARCEL: 005.02, 005.07, 009.00 ACREAGE: 54.99 +/-
OF LOTS: 102 +/- CIVIL DISTRICT(S): 2
ZONING: R-2/AG GROWTH PLAN: CITY

4. CASE NUMBER: S-101-2022 APPLICANT/OWNER: AJAX PROPERTIES LLC & AJAX PROPERTIES GP
REQUEST: Preliminary Plat Approval of AJAX PROPERTIES LLC & AJAX PROPERTIES GP WARFIELD BOULEVARD LOTS 1 -3
LOCATION: East of Stokes Road, south of and adjacent to Warfield Boulevard, approximately 190 feet east of the intersection of Warfield Boulevard and Stokes Road.
MAP: 041 PARCEL: 087.02, 085.01 ACREAGE: 15.61 +/-
#OF LOTS: 3 +/- CIVIL DISTRICT(S): 6
ZONING: C-2 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-53-2022 APPLICANT: Q & B Foods. Inc
AGENT: J. Chris Fielder
DEVELOPMENT: Kewpie New Factory
PROPOSED USE: Manufacturing
LOCATION: 1850 Corporate Parkway Blvd
MAP: 033, 006.00 (p/o) ACREAGE: 19.50+/- CIVIL DISTRICT: 6

- 3. CASE NUMBER: SR-54-2022 APPLICANT: Rossview Farms LLC
AGENT: Jimmy Bagwell
DEVELOPMENT: Marcelina Section 1 Final PUD Plan
See CZ-09-2022
PROPOSED USE: Mixed-Use Development
LOCATION: 2386 Rossview Road
MAP: 039, 032.00, 032.02 ACREAGE: 22.09+/- CIVIL DISTRICT: 1

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

11/22/2022

- 4. CASE NUMBER: SR-55-2022 APPLICANT: AT & T Corporate Real Estate
AGENT: Raymond Norman
DEVELOPMENT: AT & T Service Operation Center
PROPOSED USE: Construction Office and Storage
LOCATION: 1375 International Blvd.
MAP: 039, 021.03 ACREAGE: 11.01 +/- CIVIL DISTRICT: 6

- 5. CASE NUMBER: SR-56-2022 APPLICANT: VR Development
AGENT: Vernon Weakley
DEVELOPMENT: Cunningham Villas
PROPOSED USE: Multifamily
LOCATION: Quin Lane, Arrowood Dr
MAP: 043B, D 014.00 ACREAGE: 9.75 +/- CIVIL DISTRICT: 3

- 6. CASE NUMBER: SR-57-2022 APPLICANT: Mapco Express Inc
AGENT: DeMarco Gatti
DEVELOPMENT: Mapco Hankook Clarksville
PROPOSED USE: Gas/Convenience Store
LOCATION: 1640 Hankook Road
MAP: 057, 017.05, 102.00 ACREAGE: 5.69 +/- CIVIL DISTRICT: 6

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

11/22/2022

7. CASE NUMBER: SR-58-2022 APPLICANT: Holly Point LLC
AGENT: Cal Burchett
DEVELOPMENT: Lisenbee Fields Townhomes Phase 2
PROPOSED USE: Multifamily
LOCATION: Dover Road
MAP: 053, 129.00 (p/o) ACREAGE: 20.63 +/- CIVIL DISTRICT: 8

8. CASE NUMBER: SR-59-2022 APPLICANT: Banner Properties
AGENT: Houston Smith
DEVELOPMENT: Banner Properties Apartments
PROPOSED USE: Multifamily
LOCATION: Bellamy Lane
MAP: 041, 086.02 ACREAGE: 11.36 +/- CIVIL DISTRICT: 6

9. CASE NUMBER: SR-60-2022 APPLICANT: Bethlehem Land Company GP
AGENT: Houston Smith
DEVELOPMENT: The Allensworth
PROPOSED USE: Multifamily
LOCATION: Fair Brook Place
MAP: 032, 014.07 ACREAGE: 11.62 +/- CIVIL DISTRICT: 2

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. MOVE DECEMBER INFORMAL RPC
MEETING TO THURSDAY, DECEMBER 22,
2022.

C. ADOPT 2023 CALENDAR