

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

December 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: 11/22/2022

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/29/2022 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/5/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/3/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 1/9/2023 - 6:00 P.M.

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

Mike Wyre

WITHDRAWN

REQUEST: C-5 Highway & Arterial Commercial District

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-82-2022 APPLICANT(S): Bryce Powers Eyre Holdings AGENT: Bryce Powers

REQUEST: R-2 Single-Family Residential District

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 D 016.00 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: 0.69 +/-

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

3. 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

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: 65.31 +/-

4. CASE NUMBER: Z-84-2022 APPLICANT(S): Reda Home Builders, Inc.

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

LOCATION: Property fronting on the west frontage of Cave St. near the northern terminus of Cave St.

TAX MAP(S): 054E PARCEL #: A 025.00 A 026.01 CIVIL DISTRICT: 7

REASON FOR REQUEST: To match surrounding area.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.77 +/-

5. CASE NUMBER: Z-85-2022 APPLICANT(S): Anthony D. Weinrich DBA ADW Investments LLC

REQUEST: R-4 Multiple-Family Residential District
to R-6 Single-Family Residential District

LOCATION: Two parcels fronting on the north frontage of Duncan St., 135 +/- feet west of the eastern terminus of Duncan St.

TAX MAP(S): 055P PARCEL #: B 012.00 B 015.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To better use the property and to revitalize the surrounding area.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.51 +/-

6. CASE NUMBER: Z -86-2022 APPLICANT(S): James C. Pelham

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

LOCATION: Two parcels north of Earl Slate Rd., 275 +/- feet east of the Earl Slate Rd. & Sanders Rd. intersection.

TAX MAP(S): 056D PARCEL #: A 026.00, A 028.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: This rezone is to allow best use of the property and build similar size houses to the surrounding neighborhood.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.41 +/-

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

7. CASE NUMBER: Z-87-2022 APPLICANT(S): Habitat For Humanity AGENT: Syd Hedrick
REQUEST: R-3 Three Family Residential District

to R-2A Single-Family Residential District

LOCATION: A parcel located east of the Elder St. & E. Union St. intersection.

TAX MAP(S): 066K PARCEL #: F 033.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Taking 12' from Lot 3 HFH property Elder St. to create new lot. To make sure existing lot which is to be replatted will be in compliance.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.77+/-

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

REQUEST: Text Amendment

REASON FOR REQUEST: Lot coverage standards and other minor updates

9. 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

DEFERRED

to R-1 Single-Family Residential District

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.):

10. CASE NUMBER: CZ-26-2022 APPLICANT(S): Hunter Winn Vernon Weakley

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

LOCATION: A property fronting on the N. Liberty Church Rd. 545 +/- feet south of the N. Liberty Church Rd. & Sunshine Dr. intersection & also fronting on the south terminus of Craig Dr.

TAX MAP(S): 044 PARCEL #: 071.01 CIVIL DISTRICT: 3

REASON FOR REQUEST: Back of property coming off of Craig Dr./Appleton Dr.

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 18.31 +/-

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-7-2022.

Johnathan Blick Property Vine Street Lots 1-3

See Subdivision Case S-106-2022

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

“Section 4.4 Subsection 1. (portion) The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.”

The request is to appeal the staff’s decision that Lot 1 is not a satisfactory and desirable building site.

APPLICANT/OWNER: Johnathan Blick

LOCATION:

North of and adjacent to Vine Street, west of and adjacent to 1211 Vine Street.

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-8-2022.

Broomfield Farms Sections 1-2

See Subdivision Case # S-100-2022

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

Section 4.1.2 Subsection 10.B "When the number of lots in a residential subdivision exceeds one-hundred and sixty (160) lots, there shall be either a minimum of two (2) outlets to the surrounding arterial and collector street systems or the single outlet shall be a minimum of thirty-six (36) feet of pavement with two exit lanes and one entrance lane in a minimum of sixty (60) feet of right-of-way to the first intersecting street in the development or 150 feet whichever is greater."

"To allow 202 lots (56 from the new development in Phase 1) to be built with one outlet, which is the existing Viewmont Drive in the Creekview Subdivision. Viewmont Drive does not meet the pavement and ROW width requirements all the way to the first intersection. The entrance of Viewmont Drive at Trenton Road meets the pavement width requirement of 36 feet, however, this is not continued all the way to the first intersection. The ROW width does not meet the 60 feet width to the first intersection.

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.

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-9-2022.

Robert Perkins Property Section 3 (previously Sandis Lane Section 2)

See Subdivision Case # S-115-2022

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

Section 4.1.9. Subsection 1. (portion of) and Table 4.1 “ 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 Sandis Lane extension to be approximately 1,202 feet in length.

APPLICANT/OWNER: Robert Perkins

LOCATION:

South of and adjacent to the current terminus of Sandis Lane.

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-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

3. CASE NUMBER: S-106-2022 APPLICANT/OWNER: JOHNATHAN BLICK
 REQUEST: Minor Plat Approval of JOHNATHAN BLICK PROPERTY VINE STREET LOTS 1-3
 LOCATION: North of and adjacent to Vine Street, west of and adjacent to 1211 Vine Street.
 MAP: 066D PARCEL: D 023.00 ACREAGE: 0.19 +/-
 # OF LOTS: 3 +/- CIVIL DISTRICT(S): 12
 ZONING: R-6 GROWTH PLAN: CITY

4. CASE NUMBER: S-112-2022 APPLICANT/OWNER: ROSSVIEW FARMS, LLC
 REQUEST: Preliminary Plat Approval of MARCELINA SECTION 1

 LOCATION: South of and adjacent to Rossview Road, east of Killebrew Road , approximately 300 feet southwest of the intersection of Rossview Road and Kirkwood Road.
 MAP: 039 PARCEL: 032.00 (p/o) 032.02 ACREAGE: 22.09 +/-
 # OF LOTS: 9 +/- CIVIL DISTRICT(S): 1
 ZONING: MXU-PUD GROWTH PLAN: UGB

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-113-2022 APPLICANT/OWNER: FWJR DEVELOPMENT PARTNERS
REQUEST: Preliminary Plat Approval of GATEWAY PARK 2 (ROW DEDICATION) LOCATION:
South of Guthrie Highway, east of Alfred Thun Road, east of and adjacent to the current terminus of
Stacy Johnson Boulevard.
MAP: 033 PARCEL: 005.01 ACREAGE: 32.64 +/-
OF LOTS: 0 +/- CIVIL DISTRICT(S): 6
ZONING: C-5 GROWTH PLAN: CITY

6. CASE NUMBER: S-114-2022 APPLICANT/OWNER: MID STATE PROPERTIES
REQUEST: Preliminary Plat Approval of GREENWOOD VILLAS
LOCATION: East of and adjacent to Greenwood Ave., South of and adjacent to Lynes Street
MAP: 079D PARCEL: L 023.00 ACREAGE: 0.46 +/-
OF LOTS: 6 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

7. CASE NUMBER: S-115-2022 APPLICANT/OWNER: ROBERT PERKINS
REQUEST: Preliminary Plat Approval of ROBERT PERKINS PROPERTY SECTION 3
LOCATION: South of and adjacent to the current terminus of Sandis Lane.
MAP: 114 PARCEL: 014.05 ACREAGE: 9.55 +/-
OF LOTS: 9 +/- CIVIL DISTRICT(S): 18
ZONING: R-1 GROWTH PLAN: RA

8. CASE NUMBER: S-116-2022 APPLICANT/OWNER: REAL PROPERTY HOLDINGS, INC.
REQUEST: Preliminary Plat Approval of REAL PROPERTY HOLDINGS HORNBUCKLE ROAD SECTION 1
LOTS 1-6
LOCATION: West of and adjacent to Hornbuckle Road, immediately west of the intersection of Larson Lane and
Hornbuckle Road.
MAP: 063 PARCEL: 007.06 (p/o) ACREAGE: 3.379 +/-
OF LOTS: 6 +/- CIVIL DISTRICT(S): 11
ZONING: R-2D GROWTH PLAN: UGB

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-117-2022 APPLICANT/OWNER: DOUBLE J PARTNERS
REQUEST: Revised Preliminary Plat Approval of TANDY HILLS
LOCATION: South of and adjacent to Trough Springs Road, northwest of Sango Elementary School,
approximately 330 feet southwest of the intersection of Trough Springs Road and Mountain Way.
MAP: 082 PARCEL: 013.00 (p/o) ACREAGE: 83.56 +/-
OF LOTS: 134 +/- CIVIL DISTRICT(S): 11
ZONING: R-1 GROWTH PLAN: UGB

10. CASE NUMBER: S-118-2022 APPLICANT/OWNER: ALPINE DEVELOPMENT LLC
REQUEST: Revised 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

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-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

2. CASE NUMBER: SR-61-2022 APPLICANT: CJ LeBeau

AGENT: CJ LeBeau

DEVELOPMENT: South Gateway - Clarksville MOB

PROPOSED USE: Medical Office Building

LOCATION: 1000 South Gateway Blvd.

MAP: 063, 067.00 (portion of) ACREAGE: 4.5 +/- CIVIL DISTRICT: 11

3. CASE NUMBER: SR-62-2022 APPLICANT: Youth Realty LLC

AGENT: G. Alex Henry

DEVELOPMENT: Youth Academy Industrial Park

PROPOSED USE: Child Care Facility

LOCATION: International Blvd.

MAP: 039, 020.00, 021.08 (portion of) ACREAGE: 17.60 +/- CIVIL DISTRICT: 6

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

12/27/2022

4. CASE NUMBER: SR-63-2022 APPLICANT: LG Chem America Advanced Materials, Inc C/O MCIDB
AGENT: J. Chris Fielder
DEVELOPMENT: LG Chem America Advanced Materials, Inc.
PROPOSED USE: Manufacturing
LOCATION: Charles Bell Road
MAP: 034, 001.00 ACREAGE: 420.08 +/- CIVIL DISTRICT: 1

5. CASE NUMBER: SR-64-2022 APPLICANT: Turner and Associates
AGENT: Vernon Weakley
DEVELOPMENT: Dollar General
PROPOSED USE: Retail
LOCATION: Wilma Rudolph Blvd.
MAP: 056, 062.00 (portion of) ACREAGE: 1.33 +/- CIVIL DISTRICT: 12

6. CASE NUMBER: SR-65-2022 APPLICANT: Turner and Associates
AGENT: Vernon Weakley
DEVELOPMENT: Dollar General
PROPOSED USE: Retail
LOCATION: Woodlawn Road
MAP: 051, 033.00, 033.01 (portion of) ACREAGE: 4.02 +/- CIVIL DISTRICT: 9

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

12/27/2022

7. CASE NUMBER: SR-66-2022 APPLICANT: Turner and Associates Realty

AGENT: Vernon Weakley

DEVELOPMENT: Dollar General

PROPOSED USE: Retail

LOCATION: Tiny Town Road

MAP: 006, 029.01 (portion of) ACREAGE: 1.75 +/- CIVIL DISTRICT: 3

8. CASE NUMBER: AB-7-2022 APPLICANT: Linda Fisher

AGENT:

DEVELOPMENT: Linda Fisher Abandonment

PROPOSED USE: Abandonment

LOCATION: East of Stokes Road, North of Bellamy Lane; between lots 10 and 11 Volunteer Estates

MAP: 041L A between parcels 006.00 and 007.00 ACREAGE: 0.192 CIVIL DISTRICT: 6

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. ACCEPT FY 2022 AUDIT

C. PRESENT AMENDED 2023 CALENDAR

D. LETTER OF CREDIT EXTENSION REQUEST FOR CROSLIN TERRACE (S-107-2021)

E. RELEASE OF BOND REQUEST FOR GLENSTONE ROW FINAL PLAT (S-68-2021)

F. WADE HADLEY RETIREMENT