

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

January 24, 2023

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: 12/27/2022

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/26/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/2/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/6/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 2/13/2023 - 6:00 P.M.

1. CASE NUMBER: Z-1-2023 APPLICANT(S): DJ Development LLC AGENT: Stanley Ross
REQUEST: C-5 Highway & Arterial Commercial District / MSUDO
to R-4 Multiple-Family Residential District / MSUDO
LOCATION: A portion of the tract fronting on the south frontage of Madison St. 585 +/- feet west of the
Madison St. & Village Way intersection.
TAX MAP(S): 081 PARCEL #: 122.00 CIVIL DISTRICT: 11
REASON FOR REQUEST: To provide for residential multi-family development in rear of property as a
transition between arterial commercial district and adjoining neighboring existing family development.
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 3.36 +/-

2. CASE NUMBER: Z-2-2023 APPLICANT(S): Chris Blackwell Construction
REQUEST: R-3 Three Family Residential District
to R-6 Single-Family Residential District
LOCATION: Property fronting on the east frontage of Martin St., 1,470 +/- feet south of the Crossland Ave.
& Martin St. intersection.
TAX MAP(S): 079C PARCEL #: C 043.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: Request zone change to allow single family development that will reduce density
from 36 units to 28 units.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 4.07 +/-

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

- 3. CASE NUMBER: Z-3-2023 APPLICANT(S): Concord Ventures Group, LLC AGENT: Richard Garrett
REQUEST: R-3 Three Family Residential District
 to R-4 Multiple-Family Residential District

LOCATION: A lot fronting on the south frontage of B St. 175 feet east of the Oak St. & B St. intersection.

TAX MAP(S): 055I PARCEL #: H 003.01 CIVIL DISTRICT: 7

REASON FOR REQUEST: We currently own & manage 3 quadplexes adjacent to the subject property located at 506 B St. , 191 Oak St., and 185 Oak St. We are seeking to develop a 6-unit townhouse.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 7 NUMBER OF ACRES: .41 +/-

- 4. CASE NUMBER: Z-4-2023 APPLICANT(S): Rick Reda Homes, LLC
REQUEST: R-1 Single-Family Residential District
 to C-2 General Commercial District

LOCATION: Property located east of the Ft. Campbell Blvd. & north of Idlewild St.

TAX MAP(S): 054C PARCEL #: F 046.00 p/o, 047.00 & 047.01 p/o CIVIL DISTRICT: 7

REASON FOR REQUEST: To match surrounding zoning for future development.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.31 +/-

- 5. CASE NUMBER: Z-5-2023 APPLICANT(S): Johnathan Blick
REQUEST: R-2 Single-Family Residential District
 to C-2 General Commercial District

LOCATION: A parcel fronting on the east frontage of Liberty Pkwy. 130 +/- feet south of the Liberty Pkwy. & Delmar Dr. intersection.

TAX MAP(S): 065P PARCEL #: D 035.02 CIVIL DISTRICT: 12

REASON FOR REQUEST: To match adjoining property . To build a true C-2 zoning business with mixed residential above.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .21 +/-

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

6. CASE NUMBER: Z-6-2023 APPLICANT(S): Johnathan Blick

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

LOCATION: A parcel fronting on the south frontage of Roman St. 180 +/- feet east of the southern intersection of Roman St. & Ford St.

TAX MAP(S): 055N PARCEL #: D 067.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To provide two single family homes, total sq. ft. of each home is to be around 1,000 -1,200 sq ft and the 200,000 price range.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .25 +/-

7. CASE NUMBER: Z-7-2023 APPLICANT(S): Seay Wilson

AGENT: David Herbeck

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

LOCATION: A tract of land located at the northwest corner of the Pea Ridge Rd. & Sambar Dr. intersection.

TAX MAP(S): 041 PARCEL #: 040.02 CIVIL DISTRICT: 6

REASON FOR REQUEST: Request zone change for proposed car wash and potential restaurant, child care facility and other businesses suited for the area.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 6.0 +/-

8. CASE NUMBER: Z-8-2023 APPLICANT(S): Progress Properties, LLC

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

LOCATION: A tract of land located at the northern termini of Scott Dr. & Burch Rd.

TAX MAP(S): 006I PARCEL #: E 013.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To provide a single family infill development.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 11.62 +/-

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

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

REQUEST: Text Amendment

REASON FOR REQUEST: Lot coverage standards and other minor updates

10. 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 +/-

11. CASE NUMBER: CZ-1-2023 APPLICANT(S): George Kennedy III, ETAL

REQUEST: AG Agricultural District

to C-4 Highway Interchange District / C-2 General Commercial District

LOCATION: A tract of land east of I-24, west of Oakland Rd., south of Spring Creek & northwest of the terminus of Cracker Barrel Dr.

TAX MAP(S): 017 PARCEL #: 017.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: Requesting zone change to C-4 as an extension of existing zoning & C-2 as a transition zone.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 114.27 +/-

12. CASE NUMBER: CZ-2-2023 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: A tract without road frontage located east of Reda Dr., north of Morning Star Dr. & west of Dotsonville Rd.

TAX MAP(S): 068 PARCEL #: 097.03 CIVIL DISTRICT: 8

REASON FOR REQUEST: To match surrounding zoning.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 11.01 +/-

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):
 ZONING: R-1 11 GROWTH PLAN: CITY

2. 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

3. 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

4. CASE NUMBER: S-1-2023 APPLICANT/OWNER: PATEL YOGESHKUMAR
 REQUEST: Preliminary Replat Approval of WELCHWOOD ESTATES A LOTS 18-21
 LOCATION: South of and adjacent to 352 Welchwood Drive.
 MAP: 0410 PARCEL: A 036.01 ACREAGE: 2.29 +/-
 # OF LOTS: 4 CIVIL DISTRICT(S): 6
 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-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

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. INITIATE SUBDIVISION REGULATION UPDATE
- C. ELECTION OF CHAIR AND VICE CHAIR