

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

**February 21, 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: 1/24/2023**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 2/23/2023 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 3/2/2023 - 6:00 P.M.**

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

**COUNTY COMMISSION FORMAL MEETING: 3/13/2023 - 6:00 P.M.**

**V. PRESENTATION OF THE RED RIVER NEIGHBORHOOD PLAN BY EHI CONSULTING**

1. 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 +/-

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2. CASE NUMBER: Z-9-2023 APPLICANT(S): Fernando Ramos

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the south frontage of Daniel St., 120 +/- feet west of the Daniel St. & Central Ave intersection.

TAX MAP(S): 079D PARCEL #: L 005.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To improve the property and update the property.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .24 +/-

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

3. CASE NUMBER: Z-10-2023 APPLICANT(S): Ghanshyam & Chandrika Patel

REQUEST: C-1 Neighborhood Commercial District  
to C-2 General Commercial District

LOCATION: A parcel of land fronting on the north frontage of Crossland Ave., 170 +/- feet east of the Crossland Ave. & Greenwood Ave. intersection.

TAX MAP(S): 066N PARCEL #: F 015.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: We request to extend the adjacent C-2 zone from the west for the opportunity for mixed use commercial

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.49 +/-

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4. CASE NUMBER: Z-11-2023 APPLICANT(S): Maricela Ramos

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

LOCATION: A tract of land fronting on the west frontage of Cedar Ct., 250 +/- feet north of the southern terminus of Cedar Ct.

TAX MAP(S): 054E PARCEL #: E 026.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To improve and better utilize the property.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.942 +/-

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5. CASE NUMBER: Z-12-2023 APPLICANT(S): Patricia Russell Russell, Russell & Waddle Inc

AGENT: Ligon Home Builders LLC CALVIN LIGON

REQUEST: R-1 Single-Family Residential District  
to R-6 Single-Family Residential District

LOCATION: Parcel of land fronting on the east frontage of Slayden Cir., 255 +/- feet south of the Slayden Cir. & Cainridge Dr. intersection.

TAX MAP(S): 079J PARCEL #: C 021.00, 022.00, 023.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: The topo of the lot as is combined with setbacks will require larger house with sale price of \$300,000. R-6 allows more affordable homes.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.66 +/-

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

6. CASE NUMBER: Z-13-2023 APPLICANT(S): Ava Homes

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

LOCATION: A tract of land located at the southwest corner of Mitchell St. & Market St.

TAX MAP(S): 055H PARCEL #: E 010.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Redevelopment of an underutilized parcel in an area experiencing transition and improvement into multiple and single family lots.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.52 +/-

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7. CASE NUMBER: Z-14-2023 APPLICANT(S): Johnny R Baggett AGENT: Ren Baggett

REQUEST: R-1 Single-Family Residential District  
to R-6 Single-Family Residential District

LOCATION: Property fronting on the north/west frontage of Edmondson Ferry Rd., 365 +/- feet north of the Hawkins Rd. & Edmondson Ferry Rd. intersection.

TAX MAP(S): 079K PARCEL #: B 028.01, 027.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: This rezone is to allow best use of the property for this infill property. The surrounding area is a mix of R-1, R-2, and R-6 and we believe that this rezone aligns with the area.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.30 +/-

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8. CASE NUMBER: Z-15-2023 APPLICANT(S): Donald Washington Michael Schrecker

AGENT: Vagif 'Alex' Seidov HBG Holdings LLC

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

LOCATION: 4 tracts of land that are located east of the eastern terminus of Fox Ridge Dr., & the eastern terminus of Granger Ln. & north of Pollard Rd.

TAX MAP(S): 042 PARCEL #: 020.00, 020.01, 022.00, 021.01 CIVIL DISTRICT: 3

REASON FOR REQUEST: The property is to be subdivided for SFR cluster subdivision. The subdivisions to the west & southwest of the site are currently zoned R-2. The property to the north is currently zoned R-2.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 76.85 +/-

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

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 +/-

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10. 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 +/-

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11. CASE NUMBER: CZ-3-2023 APPLICANT(S): Jeffrey L Winningham

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: A portion of a parcel fronting on the northeast frontage of Memory Ln., 255 +/- feet along Memory Ln., east of the Memory Ln. & Durham Rd. intersection.

TAX MAP(S): 0830 PARCEL #: A 001.00 (p/o) CIVIL DISTRICT: 5

REASON FOR REQUEST: To shift property line so the shed/garage can remain with Lot 2.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.12 +/-

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

12. CASE NUMBER: CZ-4-2023    APPLICANT(S): Real Life Church    AGENT: Tim Nussbaumer

REQUEST: AG Agricultural District

**DEFERRED**

to C-2 General Commercial District

LOCATION: A tract of land fronting on the north frontage of Sango Rd. 315+/- feet west of the Sango Rd. & Sheas Way intersection.

TAX MAP(S): 082    PARCEL #: 046.00    CIVIL DISTRICT: 11

REASON FOR REQUEST: To provide a leasable area for coffee shop and fitness center within the proposed Real Life Church Building.

CO. COMM. DISTRICT: 15    CITY COUNCIL WARD: N/A    NUMBER OF ACRES: 9.91 +/-

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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-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

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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

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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

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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

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

1. CASE NUMBER: SR-1-2023      APPLICANT: Leroy Fry  
AGENT: Matt Suiter  
DEVELOPMENT: Fry Faith Transport  
PROPOSED USE: Trucking Facility/Warehouse  
LOCATION: 195 Terminal Road  
MAP: 032, 022.00      ACREAGE: 3.44 +/-      CIVIL DISTRICT: 2  
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2. CASE NUMBER: SR-2-2023      APPLICANT: Nick Dattilo  
AGENT: Matt Suiter  
DEVELOPMENT: Tiny Town Village Phase 5  
PROPOSED USE: Multifamily  
LOCATION: 2395 Loupin Drive  
MAP: 008, 013.16      ACREAGE: 7.44 +/-      CIVIL DISTRICT: 2  
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3. CASE NUMBER: SR-3-2023      APPLICANT: Mid South Companies      **DEFERRED**  
AGENT: Houston Smith  
DEVELOPMENT: Highlands Hwy 76  
PROPOSED USE: Multifamily  
LOCATION: 810 Highway 76/MLK Blvd.  
MAP: 064, 034.00      ACREAGE: 42.1 +/-      CIVIL DISTRICT: 11  
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**VI SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS (CONT.):**

02/21/2023

4. CASE NUMBER: SR-4-2023      APPLICANT: Millan Holdings LLC  
AGENT: Desiree Hawkins Cal McKay  
DEVELOPMENT: Millan Mixed Use Project  
PROPOSED USE: Mixed Use  
LOCATION: Jefferson Street  
MAP: 066G, A 004.00      ACREAGE: 4.34 +/-      CIVIL DISTRICT: 12

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5. CASE NUMBER: SR-5-2023      APPLICANT: Reda Home Builders Inc.  
AGENT: Britt Little  
DEVELOPMENT: Mann Circle Apartments  
PROPOSED USE: Townhouses/Multi-Family  
LOCATION: Mann Circle Apartments  
MAP: 055H, J 008.00 and 009.00      ACREAGE: 3.29 +/-      CIVIL DISTRICT: 7

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6. CASE NUMBER: SR-6-2023      APPLICANT: Chesapeake Partners  
AGENT: Benny Weakley  
DEVELOPMENT: Resource Point  
PROPOSED USE: Office  
LOCATION: 200 Chesapeake Lane  
MAP: 040, 004.18      ACREAGE: 5.22 +/-      CIVIL DISTRICT: 6

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

02/21/2023

- 7. CASE NUMBER: SR-7-2023      APPLICANT: Tameisha Wilcox Hamilton  
AGENT: Brad Weakley  
DEVELOPMENT: Guthrie Road Event Center  
PROPOSED USE: Event Center  
LOCATION: 5045 Guthrie Road  
MAP: 011, 008.00      ACREAGE: 5.0 +/-      CIVIL DISTRICT: 1

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- 8. CASE NUMBER: SR-8-2023      APPLICANT: Soo Haeng Lee  
AGENT: J Chris Fielder  
DEVELOPMENT: Project Atlantic  
PROPOSED USE: Manufacturing  
LOCATION: Guthrie Hwy  
MAP: 015, 003.01 (p/o)      ACREAGE: 40 +/-      CIVIL DISTRICT: 1

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**VII. OTHER BUSINESS:**

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. LETTER OF CREDIT EXTENSION REQUEST FOR THE FLATS (S-109-2021)