

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -
March 28, 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: 2/21/2023

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/30/2023 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/6/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/3/2023 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 4/10/2023 - 6:00 P.M.

1. 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

WITHDRAWN

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 +/-

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

2. CASE NUMBER: Z-16-2023 APPLICANT(S): Luke Baggett AGENT: Syd Hedrick

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

LOCATION: Property fronting on the west frontage of Davis Dr., southwest of the Davis Dr. & Willow Hts. intersection.

TAX MAP(S): 065P PARCEL #: G 013.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: We are asking for R-6 because the R-6 zone was created to spur infill development. Our intentions are to build no more than 3 single-family homes that will be priced within a range acceptable to encourage home ownership with first time home buyers and young professionals.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.26 +/-

3. CASE NUMBER: Z-17-2023 APPLICANT(S): Wyatt Chittenden

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

LOCATION: A parcel fronting on the north frontage of Dodd St. 115 +/- feet east of the Reynolds St. & Dodd St. intersection.

TAX MAP(S): 066E PARCEL #: E 009.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Would like to tear down existing single-family home on the R-3 lot and subdivide it into two R-6 lots to provide more single-family homes to an infill district that will allow more housing opportunities and choices, as well as enhance the areas unique identity and development potential.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.21 +/-

4. CASE NUMBER: Z-18-2023 APPLICANT(S): Dunbar Development LLC

REQUEST: AG Agricultural District
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Needmore Rd. south of the Needmore Rd. & Centerstone Cir. intersection.

TAX MAP(S): 031 PARCEL #: 051.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: None given

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 0.87 +/-

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

5. CASE NUMBER: Z-19-2023 APPLICANT(S): Raul Mugado Pedroza

REQUEST: RM-1 Single-Family Mobile Home Residential District

to R-1A Single-Family Residential District

LOCATION: A parcel fronting on the east frontage of Evans Rd., 240 +/- feet north of the Evans Rd. & Garrettsburg Rd. intersection.

TAX MAP(S): 044D PARCEL #: B 002.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To remove existing double wide & construct a new single-family home & divide into two separate lots.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 0.80 +/-

6. CASE NUMBER: Z-20-2023 APPLICANT(S): Singletary Investments AGENT: Bert Singletary

REQUEST: C-5 Highway & Arterial Commercial District

to PUD Planned Unit Development Residential District

LOCATION: A tract of land fronting on the east frontage of Pea Ridge Rd., east of the Sambar & Pea Ridge Rd. & Rutting Dr. & Pear Ridge Rd. intersections.

TAX MAP(S): 041 PARCEL #: 039.00(p/o) CIVIL DISTRICT: 6

REASON FOR REQUEST: The proposed land use is described on the preliminary PUD plan and will provide mixed use between the commercial properties to the east and the single-family properties to the west.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 23.3 +/-

7. CASE NUMBER: Z-21-2023 APPLICANT(S): J & N Enterprises

REQUEST: R-2 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: A portion of a tract south of I-24, North of Tiny Town Rd., east of Torrington Ln., west of the western terminus of Seagull Dr.

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

REASON FOR REQUEST: None given.

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 45.70 +/-

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

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

DEFERRED

REQUEST: AG Agricultural District
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 +/-

9. 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 +/-

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

REQUEST: AG Agricultural District
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 +/-

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

11. CASE NUMBER: CZ-5-2023 APPLICANT(S): Masonic Lodge Burning Bush #224

AGENT: John L Johnson, Sr.

REQUEST: R-3 Three Family Residential District

 to C-1 Neighborhood Commercial District

LOCATION: Property located at the southwest corner of Guthrie Rd. & Osben Rd.

TAX MAP(S): 011G PARCEL #: B 017.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: This property zoned commercial for years housed a market and barber shop. It reverted back to R-3 because these businesses closed several years ago. The request for zone change is so it can be used as a take-out catfish business.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.06 +/-

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-1-2023.

Birchwood Section 5

See Subdivision Case S-7-2023

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". "For cul-de-sacs 1,000 feet or longer a permanent intermediate turnaround located between at or near the midway point with a right-of-way radius of not less than fifty (50) feet and a pavement radius of not less than forty-five (45) feet."

The request is to allow the Proposed Scott Drive extension to be approximately 1,091 feet in length and to not provide an intermediate turnaround.

APPLICANT/OWNER: Progress Properties

LOCATION: South of Tiny Town Road, West of Outlaw Field, north of and adjacent to Scott Drive and Burch Road.

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: AGENT TRUST COMPANY,
EXECUTOR OF THE ESTATE OF JACK G. MILLER / JACK RUDOLPH
REQUEST: Preliminary Plat Approval of RED RIVER RIDGE (CLUSTER)
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(p/o) ACREAGE: 233.45 +/-
OF LOTS: 337+/- CIVIL DISTRICT(S): 11
ZONING: R-1 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-6-2023 APPLICANT/OWNER: BHAVNA PATEL
REQUEST: Preliminary Plat Approval of BLUE SKY C-PROJECT
LOCATION: North of and adjacent to Rossview Road, east of and adjacent to Kirkwood Road, approximately 1,100 feet north of the intersection of the Rossview Road and Kirkwood Road.
MAP: 039 PARCEL: 011.00 ACREAGE: 120.59+/-
OF LOTS: 372 CIVIL DISTRICT(S): 1
+/-ZONING: R-1A GROWTH PLAN: UGB

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-7-2023 APPLICANT/OWNER: PROGRESS PROPERTIES
REQUEST: Preliminary Plat Approval of BIRCHWOOD SECTION 5
LOCATION: South of Tiny Town Road, West of Outlaw Field, north of and adjacent to Scott Drive and Burch Road.
MAP: 006I PARCEL: E 013.00 ACREAGE: 11.62 +/-
OF LOTS: 41 +/- CIVIL DISTRICT(S): 3
ZONING: R-2A GROWTH PLAN: CITY

6. CASE NUMBER: S-8-2023 APPLICANT/OWNER: CHRIS BLACKWELL
REQUEST: Preliminary Plat Approval of MARTIN STREET VILLAS
LOCATION: South of Crossland Ave., east of and adjacent to Martin Street (Current Property Address is 925 Martin Street).
MAP: 079C PARCEL: C 043.00 ACREAGE: 4.20 +/-
OF LOTS: 32 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

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

- 1. CASE NUMBER: SR-3-2023 APPLICANT: Mid South Companies

AGENT: Houston Smith

DEFERRED

DEVELOPMENT: Highlands Hwy 76

PROPOSED USE: Multifamily

LOCATION: 810 Highway 76/MLK Blvd.

MAP: 064, 034.00 ACREAGE: 42.1 +/- CIVIL DISTRICT: 11

- 2. 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

- 3. CASE NUMBER: SR-9-2023 APPLICANT: Cumberland Electric Membership Corp

AGENT: Jimmy Bagwell

DEVELOPMENT: CEMC Clarksville Operations Campus

PROPOSED USE: Office/ Maintenance Building

LOCATION: 1820 Ashland City Road

MAP: 080P, A 015.00, 016.01 ACREAGE: 8.58 +/- CIVIL DISTRICT: 12

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

03/28/2023

4. CASE NUMBER: SR-10-2023 APPLICANT: TWAS Properties

AGENT: Alex Perry

DEVELOPMENT: Tidal Wave Auto Spa

PROPOSED USE: Car Wash

LOCATION: 1768 Madison Street

MAP: 065P, J 033.00, 034.00, 035.00 ACREAGE: 2.19 +/- CIVIL DISTRICT: 12

5. CASE NUMBER: SR-11-2023 APPLICANT: Centerstone Community Health Centers, Inc.

AGENT: Houston Smith

DEVELOPMENT: Centerstone Clarksville

PROPOSED USE: Health Center

LOCATION: 810 Greenwood Avenue

MAP: 079C, C 039.00 ACREAGE: 5.33 +/- CIVIL DISTRICT: 12

6. CASE NUMBER: SR-12-2023 APPLICANT: VSRK Developer LLC

AGENT: Cal Burchett

DEVELOPMENT: Rosaura Luxury Apartments

PROPOSED USE: Multifamily

LOCATION: Needmore Road

MAP: 032, 053.02 ACREAGE: 15.25 +/- CIVIL DISTRICT: 2

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

03/28/2023

7. CASE NUMBER: SR-13-2023 APPLICANT: Fulton Wilson

AGENT: Desiree Hawkins

DEVELOPMENT: Fulton Wilson Construction

PROPOSED USE: Warehouse and Office

LOCATION: 3275 Hwy 41A South

MAP: 082, 171.00 ACREAGE: 1.33 +/- CIVIL DISTRICT: 11

8. CASE NUMBER: SR-14-2023 APPLICANT: Dunbar Developments, LLC

AGENT: Houston Smith

DEVELOPMENT: 156 Excell Apartments

PROPOSED USE: Apartment Complex

LOCATION: 156 Excell Road

MAP: 081, 129.00 ACREAGE: 1.26 +/- CIVIL DISTRICT: 11

VII. OTHER BUSINESS:

- A. PLAN OF SERVICE FOR A-1-2023
- B. SUBDIVISION REGULATION UPDATES
- C. ADOPTION OF THE RED RIVER NEIGHBORHOOD PLAN
- D. INITIATE ZONING ORDINANCE UPDATE TO IMPLEMENT THE RED RIVER NEIGHBORHOOD PLAN
- E. MONTHLY PROFIT AND LOSS STATEMENT