

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

April 25, 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: 3/28/2023 & EXECUTIVE CMTE MEETING 4/11/2023

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/27/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/4/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/1/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 5/8/2023 - 6:00 P.M.

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

REQUEST: C-5 Highway & Arterial Commercial District

DEFERRED

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. & Pea 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 +/-

2. 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.):

3. CASE NUMBER: Z-22-2023 APPLICANT(S): Reda Home Builders Inc

REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: Southwest corner of Needmore Road and Trenton Road intersection

TAX MAP(S): 032 PARCEL #: 082.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Future building

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 0.72 +/-

4. CASE NUMBER: Z-23-2023 APPLICANT(S): Robert Mayville Amanda Whitehurst

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: A parcel fronting High Street approx. 525 feet south of the Crossland Ave. and High Street intersection

TAX MAP(S): 0660 PARCEL #: C 014.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Single family infill development

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.54 +/-

5. CASE NUMBER: Z-24-2023 APPLICANT(S): Robert Meadows Stephen Tyler Dennis

REQUEST: R-1 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Three parcels fronting Everett Drive south of Hemlock Drive

TAX MAP(S): 079C PARCEL #: E 025.00, 026.00, 027.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To extend the current zoning and provide a single family infill development CO.

COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.79 +/-

6.

CASE NUMBER: Z-25-2023 APPLICANT(S): James Burchett

REQUEST: C-4 Highway Interchange District

to C-2 General Commercial District

LOCATION: A parcel fronting New South Drive approx. 465 feet south of Hwy 76

TAX MAP(S): 063P PARCEL #: C 010.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To provide for a professional office use

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 1.02 +/-

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

7. CASE NUMBER: Z-26-2023 APPLICANT(S): Regional Holdings LLC AGENT: Richard Garrett
REQUEST: R-3 Three Family Residential District
to R-4 Multiple-Family Residential District
LOCATION: A parcel fronting Oak St approx 240 feet south of B St
TAX MAP(S): 055I PARCEL #: H 023.00 CIVIL DISTRICT: 7
REASON FOR REQUEST: We currently own & manage 3 quadplexes nearby the subject property located at 506 B St., 191 Oak St. and 185 Oak St. We also own the recently R-4 rezoned parcel on B St. where we plan to build 6 units and are seeking to rezone the parcel to build 7 additional units and improve traffic flow and parking servicing the area.
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.51 +/-

8. CASE NUMBER: Z-27-2023 APPLICANT(S): Raphael Porter/TLRJ Properties
REQUEST: R-3 Three Family Residential District
to R-2A Single-Family Residential District
LOCATION: Parcels at the northeast corner of Ford and 9th St. intersection
TAX MAP(S): 055N PARCEL #: D 061.00, 062.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: This rezone is to comply with the past and recently proposed Red River Neighborhood Plan of affordable single family lots. This rezone of these existing undeveloped lots can provide 3 lots with 40' in width with sidewalk at street.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.38 +/-

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
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-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 +/-

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-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

2. CASE NUMBER: S-13-2023 APPLICANT/OWNER: LANDMARK GROUP
REQUEST: Preliminary Plat Approval of WEST CREEK RIDGE
LOCATION: West of Needmore Road, south of and adjacent to East Boy Scout Road, directly across from 1903 East Boy Scout Road.
MAP: 018 PARCEL: 023.00 (p/o) ACREAGE: 1.88 +/-
OF LOTS: 9 +/- CIVIL DISTRICT(S): 2
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
DEVELOPMENT: Highlands Hwy 76
PROPOSED USE: Multifamily
LOCATION: 810 Highway 76/MLK Blvd.
MAP: 064, 034.00 ACREAGE: 42.1 +/- CIVIL DISTRICT: 11

DEFERRED

- 2. CASE NUMBER: SR-15-2023 APPLICANT: RCF Storage Property III LLC
AGENT: Britt Little
DEVELOPMENT: RCF Storage Addition
PROPOSED USE: Storage/Warehouse
LOCATION: 115 Branson Way (3865 Trenton Road)
MAP: 017, 005.15, 005.02 (portion of) ACREAGE: 4.64 +/- CIVIL DISTRICT: 2

- 3. CASE NUMBER: SR-16-2023 APPLICANT: Mack Phillips
AGENT: Vernon Weakley
DEVELOPMENT: Northeast Drive Villas
PROPOSED USE: Multifamily
LOCATION: 3850 Northeast Dr.
MAP: 017, 004.00 ACREAGE: 6.73 +/- CIVIL DISTRICT: 2

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

04/25/2023

4. CASE NUMBER: SR-17-2023 APPLICANT: Allen Moser

AGENT: Cal McKay

DEVELOPMENT: Franklin Street Podium

PROPOSED USE: Multifamily

LOCATION: Franklin Street

MAP: 066F, E 034.00 ACREAGE: 0.24 +/- CIVIL DISTRICT: 12

5. CASE NUMBER: SR-18-2023 APPLICANT: Turner and Associates Realty

AGENT: Vernon Weakley

DEVELOPMENT: Dollar General

PROPOSED USE: Dollar General

LOCATION: 4965 Highway 41-A South

MAP: 105, 019.01 (portion of), 34.00 ACREAGE: 2.16 +/- CIVIL DISTRICT: 10

6. CASE NUMBER: SR-19-2023 APPLICANT: PTL Logistics

AGENT: Cal McKay

DEVELOPMENT: Project Shoehorn

PROPOSED USE: Warehouse/Office

LOCATION: Guthrie Hwy

MAP: 015, 007.02, 007.08 ACREAGE: 29.8 CIVIL DISTRICT: 1

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

04/25/2023

7. CASE NUMBER: SR-20-2023 APPLICANT: Ed Neely

AGENT: Cal McKay

DEVELOPMENT: Alley-Casetty Facility

PROPOSED USE: Warehouse/Office

LOCATION: 4381 Guthrie Hwy

MAP: 015, 007.12 ACREAGE: 14.7 +/- CIVIL DISTRICT: 1

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. PLAN OF SERVICE FOR A-2-2023
- C. ACCEPT FY 2024 BUDGET
- D. LETTER OF CREDIT EXTENSION REQUEST FOR REYNOLDS STREET ROW FINAL PLAT (S-41-2021)
- E. LETTER OF CREDIT EXTENSION REQUEST FOR MOCKINGBIRD MEADOWS FINAL PLAT (S-84-2021)
- F. INITIATE CITY ZONING ORDINANCE UPDATE RE: EXTENDING DOWNTOWN DESIGN OVERLAY UP COLLEGE STREET