

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

2. 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 +/-

3. 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 +/-

4. CASE NUMBER: Z-28-2023 APPLICANT(S): Roger E Lapointe ET UX AGENT: Bill Mace

REQUEST: R-1 Single-Family Residential District

DEFERRED

to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northwest corner of the Trenton Rd. & Hayes St. intersection.

TAX MAP(S): 041J PARCEL #: A 001.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: To allow for property to be developed as a commercial site.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.41 +/-

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

5. CASE NUMBER: Z-29-2023 APPLICANT(S): Bill Mace AGENT: Bill Mace

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

DEFERRED

LOCATION: Property located at the southeast corner of the Hayes St. & Bond St. intersection

TAX MAP(S): 0410 PARCEL #: D 031.00 (p/o) CIVIL DISTRICT: 6

REASON FOR REQUEST: To allow for the property to be developed into single family residential lots.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 0.81 +/-

6. CASE NUMBER: Z-30-2023 APPLICANT(S): Hunter Winn

REQUEST: R-3 Three Family Residential District
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Memorial Dr.,

TAX MAP(S): 065N PARCEL #: J 025.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: None given

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 0.32 +/-

7. CASE NUMBER: Z-31-2023 APPLICANT(S): Rolanda Amos AGENT: Richard Garrett

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

LOCATION: A parcel located at the southwest corner of the Woodard St. & Gracey Ave. intersection.

TAX MAP(S): 079C PARCEL #: D 002.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Demolishing current structure and building new R-6 would improve area and provide additional housing.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.4 +/-

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

8. CASE NUMBER: Z-32-2023 APPLICANT(S): Elliot Kershaw Rolanda Amos

AGENT: Richard Garrett

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

LOCATION: A parcel located at the southwest corner of the Woodard St. & Central Ave, intersection.

TAX MAP(S): 079D PARCEL #: A 002.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Demolishing current structure and building new R-6 would improve the area and provide additional 1 addition housing unit

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.45

9. CASE NUMBER: Z-33-2023 APPLICANT(S): Jimmy Terry

REQUEST: R-3 Three Family Residential District
to C-2 General Commercial District

LOCATION: Two parcel located at the southwest corner of the Crossland Ave. & Gracey Ave, intersection.

TAX MAP(S): 066N PARCEL #: G 007.00, 008.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Property has been listed for sale. Because of condition of improvements, the corner is prime candidate for redevelopment. C-2 provides the most beneficial options for the area- as a double lot there is adequate space for a small corner store or mixed use building.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.35 +/-

10. CASE NUMBER: ZO-1-2023 APPLICANT(S): Regional Planning Commission

REASON FOR REQUEST: Update R-3 zoning classification from the guidance in the Red River Neighborhood Plan.

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

11. CASE NUMBER: ZO-2-2023 APPLICANT(S): Regional Planning Commission

REASON FOR REQUEST: Extend the Downtown Design District to certain properties fronting College St, Red River St, and Main St.

12. CASE NUMBER: CZ-23-2022 APPLICANT(S): The Paul E Collins And Donna J. Collins, Revocable

Living Trust AGENT: Calcese & Associates

WITHDRAWN

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 +/-

13. CASE NUMBER: CZ-6-2023 APPLICANT(S): Sunilkumar Arunagiri

REQUEST: R-1 Single-Family Residential District

to R-3 Three Family Residential District

LOCATION: A portion of the parcel fronting on the south frontage of Highway 41-A South, 935 +/- feet east of the Highway 41-A South & Malkowski Rd. intersection.

TAX MAP(S): 082 PARCEL #: 211.00 (p/o) CIVIL DISTRICT: 11

REASON FOR REQUEST: To extend existing zoning and provide a townhome development

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.00 +/-

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

14. CASE NUMBER: CZ-7-2023 APPLICANT(S): Benjamin Stanley Darrell & Carol Smith

AGENT: Benjamin Stanley

DEFERRED

REQUEST: AG Agricultural District / R-4 Multiple-Family Residential District
to M-2 General Industrial District

LOCATION: Property fronting on the north frontage of Dunlop Lane, 2,800 +/- feet west of the Dunlop Ln. & Rollow Ln. intersection

TAX MAP(S): 040 PARCEL #: 011.00 039 002.02 CIVIL DISTRICT: 6

REASON FOR REQUEST: Properties are currently in the land use plan for industrial. Properties have M-2 zoning on all 4 sides with the new LG Chem plant less than 2, 500 ft away and Hankook-Atlas BX

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 144.04 +/-

15. CASE NUMBER: CZ-8-2023 APPLICANT(S): DGTF Clark Enterprises LLC AGENT: CSDG-Clarksville

REQUEST: C-5 Highway & Arterial Commercial District/AG Agricultural District

to R-4 Multiple-Family Residential District / C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northwest corner of the Guthrie Hwy. & Spring Creek Village Rd.

TAX MAP(S): 016 PARCEL #: 011.00, 012.00, 013.00, 013.02 (p/o all) CIVIL DISTRICT: 2

REASON FOR REQUEST: To remove AG from center of property and for future uses

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 15.42 +/-

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-2-2023.

Rufus Johnson & Johnson Family Road Right of way Dedication.

VARIANCES REQUESTED:

The applicant is requesting two variances from the Subdivision Regulations.

1. 4.3. Subsection 2. (and Table 4.1) “No block or block face shall be greater than 1500 feet in length as measured from the intersection centerlines of one (1) intersection to the other. Careful consideration (See Definitions 2.2 “Block” for additional information) shall be given to circulation, control, and safety of street traffic, school buses and emergency vehicles.”

The proposed roadway (Johnson Family Road) is approximately 2,250 feet in length.

2. Section 4.1.2 Subsection 1.A “Each subdivision shall continue all public streets and road stubbed to the boundary of the development plan by previously approved (built and unbuilt) active subdivisions.”

The proposed layout does not provide for a connection to the existing Richhaven Road.

APPLICANT/OWNER: Rufus Johnson/ Tennessee Real Estate Group

LOCATION: West of Highway 76, north of 41-A, and east of Richview 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-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

3. CASE NUMBER: S-14-2023 APPLICANT/OWNER: SEAY WILSON PROPERTIES
REQUEST: Preliminary Approval of SEAY WILSON PROPERTY PEA RIDGE ROAD LOTS 1-3
LOCATION: West of and adjacent to Pea Ridge Road, north of and adjacent to Sambar Drive.
MAP: 041 PARCEL: 040.02 ACREAGE: 5.99 +/-
OF LOTS: 3 +/- CIVIL DISTRICT(S): 6
ZONING: C-5 GROWTH PLAN: CITY

4. CASE NUMBER: S-18-2023 APPLICANT/OWNER: MARICELA RAMOS
REQUEST: Preliminary Plat Approval of RAMOS SUBDIVISION
LOCATION: West of and adjacent to Cedar Court, approximately 160 feet northwest of the current terminus of Cedar Court.
MAP: 054E PARCEL: E 026.00 ACREAGE: 1.942 +/-
OF LOTS: 7 +/- CIVIL DISTRICT(S): 7
ZONING: R-6 GROWTH PLAN: CITY

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-19-2023 APPLICANT/OWNER: RUFUS JOHNSON/ TENNESSEE REAL ESTATE GROUP
REQUEST: Preliminary Plat Approval of RUFUS JOHNSON & JOHNSON FAMILY ROAD RIGHT OF WAY DEDICATION

LOCATION: South of and adjacent to the Memorial Drive Extension, south of and adjacent to the terminus of Richaven Road, north of and adjacent to Rufus Johnson Road.

MAP: 064, 081 PARCEL: 058.01, 061.02, 001.04
OF LOTS: 3 +/- CIVIL DISTRICT(S): 11
ZONING: MLUD/C-5/ O-1 GROWTH PLAN: CITY

- 6. CASE NUMBER: S-21-2023 APPLICANT/OWNER: HUNTER WINN
REQUEST: Preliminary Plat Approval of BELLE VILLAGE (CLUSTER)

LOCATION: South of Fairfield Drive, east of Appleton Drive, south of and adjacent to the terminus of Craig Drive, west of and adjacent to North Liberty Church Road.

MAP: 044 PARCEL: 071.01 ACREAGE: 18.06 +/-
OF LOTS: 44 +/- CIVIL DISTRICT(S): 3
ZONING: R-1 GROWTH PLAN: UGB

- 7. CASE NUMBER: S-22-2023 APPLICANT/OWNER: WALKER FARM SHOPS LLC
REQUEST: Preliminary Plat Approval of WALKER FARMS 2 & TRAVEL EASEMENT

LOCATION: Southeast corner of Pea Ridge Rd and 101st Airborne Division Pkwy.

MAP: 041 PARCEL: 39.09 ACREAGE: 11.71 +/-
OF LOTS: 5 +/- CIVIL DISTRICT(S): 6
ZONING: C-5 GROWTH PLAN: CITY

- 8. CASE NUMBER: S-28-2023 APPLICANT/OWNER: VILLAGE PARTNERS, LLC
PROPERTY
REQUEST: Preliminary/replat Approval of VILLAGE PARTNERS, LLC PROPERTY MADISON STREET LOT 1 & TRAVEL EASEMENT

LOCATION: South of and adjacent to Madsion Street, east of and adjacent to 2570 Madison Street.

MAP: 081 PARCEL: 118.02 ACREAGE: 1.36 +/-
OF LOTS: 1 CIVIL DISTRICT(S): 11
ZONING: C-5 GROWTH PLAN: CITY

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

1. 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

2. CASE NUMBER: SR-21-2023 APPLICANT: Charles Clay Powers

AGENT: Houston Smith

DEVELOPMENT: Stor-Atot Self Storage- Guthrie Hwy

PROPOSED USE: Storage Facility

LOCATION: 5238 Guthrie Hwy

MAP: 010, 006.00, 007.00 ACREAGE: 3.13 +/- CIVIL DISTRICT: 1

3. CASE NUMBER: SR-22-2023 APPLICANT: Juanita Charles

AGENT: Houston Smith

DEVELOPMENT: 407 Plum St. Apartments

PROPOSED USE: Multifamily

LOCATION: 407 Plum St.

MAP: 055H, B 017.00, 019.00 ACREAGE: 1.99 +/- CIVIL DISTRICT: 7

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

05/23/2023

4. CASE NUMBER: SR-23-2023 APPLICANT: CarMax Auto Superstores, Inc.

AGENT: Houston Smith

DEVELOPMENT: CarMax Clarksville

DEFERRED

PROPOSED USE: Car Dealership

LOCATION: Merchants Blvd. Clarksville

MAP: 041, 063.00 ACREAGE: 19.03 +/- CIVIL DISTRICT: 6

5. CASE NUMBER: SR-24-2023 APPLICANT: Rick Reda

AGENT: Britt Little

DEVELOPMENT: Rick Reda Townhomes Phase 2

PROPOSED USE: Multifamily

LOCATION: 1201 Ft. Campbell Blvd

MAP: 054C, F 047.00 ACREAGE: 4.57 CIVIL DISTRICT: 7

6. CASE NUMBER: SR-25-2023 APPLICANT: Clarksville Academy

AGENT: Cal Burchett

DEVELOPMENT: Clarksville Academy Expansion

PROPOSED USE: Private School Expansion

LOCATION: 710 N. 2nd Street

MAP: 055O C, 030.00, 032.00, 033.00 ACREAGE: 1.47 CIVIL DISTRICT: 12

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

5/23/2023

7. CASE NUMBER: SR-26-2023 APPLICANT: Domis Inc.

AGENT: Cal Burchett

DEVELOPMENT: Domis Office

DEFERRED

PROPOSED USE: Warehouse/Office

LOCATION: International Blvd

MAP: 040, 013.01 ACREAGE: 8.63 CIVIL DISTRICT: 6

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. CITY OF CLARKSVILLE CAPITAL IMPROVEMENTS PLAN
- C. MONTGOMERY COUNTY CAPITAL IMPROVEMENTS PLAN
- D. WITHDRAW APPROVAL OF SR-40-2010

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda