

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- **AGENDA** -

June 27, 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: 5/23/2023

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/29/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/6/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/3/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 7/10/2023 - 6:00 P.M.

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

REQUEST: C-5 Highway & Arterial Commercial District

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 +/-

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2. 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 +/-

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

3. 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

**WITHDRAWN**

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 +/-

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4. CASE NUMBER: Z-34-2023 APPLICANT(S): Tanner Properties GP AGENT: Rosemary Calcese, Esq.

REQUEST: R-1 Single-Family Residential District  
to C-4 Highway Interchange District / C-5 Highway & Arterial Commercial District

LOCATION: A tract fronting on the north frontage of Rossview Rd., 1,000+/- feet west of the Rossview Rd. & Powell Rd. intersection.

TAX MAP(S): 057 PARCEL #: 016.02 CIVIL DISTRICT: 6

REASON FOR REQUEST: Adjoining land owner will not grant secondary access, thus R-1 is not viable, nor is R-4 for proper access and safety. C-4 and C-5 are requested for storage and support retailers.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 10.16 +/-

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5. CASE NUMBER: Z-35-2023 APPLICANT(S): AVA Homes LLC

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

LOCATION: Property fronting on the south frontage of Caldwell Ln. 225 +/- feet east of the Caldwell Ln. & Robert St. intersection.

TAX MAP(S): 079K PARCEL #: A 011.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To provide for single family development and extend the surrounding zoning.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.42 +/-

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

6. CASE NUMBER: Z-36-2023 APPLICANT(S): Brian Johnson

REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property has frontage on the north frontage of Dover Rd. 375 +/- feet east of the Dover Rd. & Stephanie Dr. intersection & the east frontage of Stephanie Dr. 885 +/- feet north of the Dover Rd. & Stephanie Dr. intersection.

TAX MAP(S): 054F PARCEL #: E 003.00, F 009.00 054E CIVIL DISTRICT: 7

REASON FOR REQUEST: For proposed self storage facility that is no longer an allowed use in C-2 under the current zoning regulations

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 4.08+/-

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7. 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.

\*\*\*\*\* CASE

8. NUMBER: CZ-7-2023 APPLICANT(S): Benjamin Stanley Darrel & 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 +/-

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9. CASE NUMBER: CZ-9-2023 APPLICANT(S): Clarksville Montgomery County IDB

AGENT: Clarksville Montgomery County IDB

**DEFERRED**

REQUEST: M-2 General Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: The parcel is located east of International Blvd., north of and adjacent of the RJ Corman Railroad line, south of Guthrie Hwy., & at the eastern terminus of the future right of way of Electric Ave

TAX MAP(S): 016 PARCEL #: 008.03 CIVIL DISTRICT: 6

REASON FOR REQUEST: The 20 Acre parcel is surrounded by industry LG Chem, Amazon, and the like would benefit from the support services in that location the parcel is a little small for industrial use.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 21+/-

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

10. CASE NUMBER: CZ-10-2023    APPLICANT(S): Garland Smith & Donna Smith

REQUEST: C-1 Neighborhood Commercial District

to AG Agricultural District

LOCATION: A parcel fronting on the west frontage of Old Highway 48, directly west of the Old Highway 48 & Liverworth Rd. intersection.

TAX MAP(S): 131    PARCEL #: 033.04    CIVIL DISTRICT: 17

REASON FOR REQUEST: To build a house.

CO. COMM. DISTRICT: 4    CITY COUNCIL WARD: N/A    NUMBER OF ACRES: 2.8 +/-

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11. CASE NUMBER: CZ-11-2023    APPLICANT(S): Jeff Burkhart

REQUEST: AG Agricultural District

to AGC Agricultural Commercial District

LOCATION: A portion of a parcel fronting on the east frontage of John Taylor Rd. 3,300 +/- feet south of the John Taylor Rd. & Timber Trace intersection.

TAX MAP(S): 094    PARCEL #: 035.00    CIVIL DISTRICT: 9

REASON FOR REQUEST: The zone change will allow for the construction of an event center.

CO. COMM. DISTRICT:    CITY COUNCIL WARD: N/A    NUMBER OF ACRES: 2.98 +/-

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**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. "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 2,131 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

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**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-3-2023.

Village Partners LLC Property

VARIANCES REQUESTED:

**The applicant is requesting two variances from the Subdivision Regulations.**

1) 4.1.7 Subsection 3. "At all street, road or permanent easement intersections, property line corners shall be rounded by an arc, with a minimum radius of twenty-five (25) feet. Pavement edge at intersections shall have a minimum radius of thirty-five (35) feet. Greater curb radii may be required for non-residential, collector and arterial streets due to the presence of medium and heavy trucks."

*-The proposed Jet Way does not provide the minimum right-of-way arc radius (west side) of 25' as well as the minimum pavement arc radius of 35' (both sides) at its intersection with Madison Street.*

2) 4.1.9 Subsection 3 "All permanent dead-end streets over 150 feet shall have a permanent turnaround installed."

*-The proposed Jet Way does not provide a permanent turnaround at its terminus and is approximately 365' in length from the centerline of Madison Street.*

APPLICANT/OWNER: Village Partners, LLC Property

LOCATION:

South of and adjacent to Madison Street, east of and adjacent to 2570 Madison Street.

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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-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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2. 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 PARCEL: 058.01 ACREAGE: 57.18 +/-  
# OF LOTS: 3 +/- CIVIL DISTRICT(S): 11

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3. 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 & JET RIGHT-OF-WAY DEDICATION  
LOCATION: South of and adjacent to Madison 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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4. CASE NUMBER: S-31-2023 APPLICANT/OWNER: FRANK WOOTEN  
REQUEST: Preliminary Plat Approval of CEDAR STREET VILLAS

LOCATION: North of and adjacent to Cedar Street, east of and adjacent to Reynolds Street

MAP: 066e PARCEL: E 025.00 ACREAGE: 0.28 +/-  
# OF LOTS: 4 CIVIL DISTRICT(S): 12

ZONING: R-6 GROWTH PLAN: CITY

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**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-32-2023 APPLICANT/OWNER: HBG HOLDINGS  
LLC REQUEST: Preliminary Plat Approval of VETERANS LANDING  
LOCATION: North of and adjacent to Pollard Road, east of and adjacent to the current terminus of Granger Lane, east of and adjacent to the current terminus of Fox Ridge Drive.  
MAP: 042 PARCEL: 020.00, 020.01, 022.00 ACREAGE: 92.65+/-  
# OF LOTS: 229 +/- CIVIL DISTRICT(S): 3  
ZONING: R-1 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

**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

UNITS: 278    SQ FOOTAGE:

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

**DEFERRED**

AGENT: Houston Smith

DEVELOPMENT: CarMax Clarksville

PROPOSED USE: Car Dealership

LOCATION: Merchants Blvd. Clarksville MAP: 041, 063.00    ACREAGE: 19.03 +/-    CIVIL DISTRICT: 6

UNITS:    SQ FOOTAGE: 41,874

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

**DEFERRED**

AGENT: Cal Burchett

DEVELOPMENT: Domis Office

PROPOSED USE: Warehouse/Office

LOCATION: International Blvd MAP: 040, 013.01    ACREAGE: 8.63    CIVIL DISTRICT: 6    UNITS:

SQ FOOTAGE: 22,500

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

06/27/2023

4. CASE NUMBER: SR-27-2023 APPLICANT: Beristain Properties LLC

AGENT: Cal McKay

DEVELOPMENT: 404 Beech St. Townhomes

PROPOSED USE: Multifamily/Townhouse

LOCATION: 404 Beech Street MAP: 055H, B 012.00 ACREAGE: 1.23 +/- CIVIL DISTRICT: 7

UNITS: 19 SQ FOOTAGE:

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5. CASE NUMBER: SR-28-2023 APPLICANT: Concord Ventures Group LLC

AGENT: Houston Smith

DEVELOPMENT: B Street Corridor

PROPOSED USE: Multifamily/Townhouse

LOCATION: B Street MAP: 055I, H 003.01, H 023.00 ACREAGE: 0.85 +/- CIVIL DISTRICT: 7

UNITS: 14 SQ FOOTAGE:

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6. CASE NUMBER: SR-29-2023 APPLICANT: Mid-Tenn Properties LLC

AGENT: Cal McKay

DEVELOPMENT: 914 Powers Street Apartments

PROPOSED USE: Multifamily/Townhouse

LOCATION: 914 Powers Street MAP: 054 E, E 020.00 ACREAGE: 1.73 +/- CIVIL DISTRICT: 7

UNITS: 20 SQ FOOTAGE:

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

06/27/2023

7. CASE NUMBER: SR-30-2023 APPLICANT: St. Abba Sarapamone Coptic Orthodox Church C/O

Ebraam Daoud

AGENT: Brad Weakley

DEVELOPMENT: St. Abba Sarapamone Coptic Orthodox Church

PROPOSED USE: Church facility

LOCATION: 1517 Madison Street MAP: 065P, D 027.00 ACREAGE: 3.92 +/- CIVIL DISTRICT: 12

UNITS: SQ FOOTAGE: 5,000

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8. CASE NUMBER: SR-31-2023 APPLICANT: 10 Steps Ahead LLC

AGENT: Cal McKay

DEVELOPMENT: Timber Ridge Apartments

PROPOSED USE: Multifamily/Townhouse

LOCATION: Shadytree Court MAP: 030, 032.02 ACREAGE: 2.48 +/- CIVIL DISTRICT: 3 UNITS: 36

SQ FOOTAGE:

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9. CASE NUMBER: SR-32-2023 APPLICANT: Rakeshkumar Patel

AGENT: Dana Tharpe

DEVELOPMENT: Dira Commons

PROPOSED USE: Retail

LOCATION: 2620 Hwy 41A Bypass MAP: 081, 052.00 ACREAGE: 2.06 +/- CIVIL DISTRICT: 11

UNITS: SQ FOOTAGE: 8,000

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

06/27/2023

10. CASE NUMBER: SR-33-2023 APPLICANT: Clarksville Lady Marion LLC

AGENT: Austin Edelen

DEVELOPMENT: WAWA Clarksville TN (Fort Campbell)

PROPOSED USE: Convenience Store/Gas Station

LOCATION: 2151 Ft. Campbell Blvd MAP: 019P, F 001.00(p/o), 036.01 (p/o) ACREAGE: 2.05 +/-

CIVIL DISTRICT: 3 UNITS: SQ FOOTAGE: 6,015

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11. CASE NUMBER: SR-34-2023 APPLICANT: Buc-ee's Ltd.

AGENT: Lauren Barnette

**DEFERRED**

DEVELOPMENT: Buc-ee's Clarksville

PROPOSED USE: Gas Station and Travel Center

LOCATION: 1150 Tylertown Road MAP: 008, 007.00, 007.04, 007.08, 007.09 ACREAGE: 44.71 +/-

CIVIL DISTRICT: 2 UNITS: SQ FOOTAGE: 76,739

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12. CASE NUMBER: AB-1-2023 APPLICANT: Montgomery County Highway Department

AGENT: Alex B. Morris, PE Jeff Bryant, Hwy Supervisor

DEVELOPMENT: Baynham Road (Portion Of)

PROPOSED USE: Abandonment

LOCATION: Baynham Road Portion Of MAP: 040, 013.00 and 013.01 ACREAGE: 0.145

CIVIL DISTRICT: 6 UNITS: SQ FOOTAGE: 6336

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

6/27/2023

13. CASE NUMBER: AB-2-2023      APPLICANT: Montgomery County Highway Department

AGENT: Alex B. Morris, PE Jeff Bryant, Hwy Supervisor

DEVELOPMENT: Chester Lane Abandonment

PROPOSED USE: Abandonment

LOCATION: Chester Lane MAP: 110, 027.00      ACREAGE: 0.012      CIVIL DISTRICT: 15      UNITS:

SQ FOOTAGE: 15,840

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**VII. OTHER BUSINESS:**

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. MONTGOMERY COUNTY CAPITAL IMPROVEMENTS PLAN
- C. PRESENT UPDATED FEE SCHEDULE
- D. INITIATE COUNTY ZONING RESOLUTION UPDATE  
PERTAINING TO TRUCK STOPS

**VIII. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*