

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

July 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: 6/27/2023

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/27/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/3/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/7/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 8/14/2023 - 6:00 P.M.

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

REQUEST: R-1 Single-Family Residential District

**WITHDRAWN**

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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2. CASE NUMBER: Z-37-2023 APPLICANT(S): Rufus Johnson

REQUEST: C-1 Neighborhood Commercial District / R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: A tract of land fronting on the south frontage of Memorial Dr. 375 +/- feet east of the Memorial Dr. & Pond Apple Rd. intersection.

TAX MAP(S): 064 PARCEL #: 058.00, 058.01 CIVIL DISTRICT: 11

REASON FOR REQUEST: To allow various commercial uses

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 10 NUMBER OF ACRES: 10.33 +/-

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

3. CASE NUMBER: Z-38-2023 APPLICANT(S): Bill Belew

REQUEST: AG Agricultural District  
to R-2 Single-Family Residential District

LOCATION: A parcel fronting on the west frontage of Needmore Rd. 425 +/- feet north of the Needmore Rd. & Crestview Dr. intersection.

TAX MAP(S): 018 PARCEL #: 010.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To provide two additional lots next to the existing house.

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 8 NUMBER OF ACRES: 6.26 +/-

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4. CASE NUMBER: Z-39-2023 APPLICANT(S): Bill Belew

REQUEST: AG Agricultural District  
to R-2A Single-Family Residential District

LOCATION: A parcel of land fronting on the west frontage of Allen Rd. 925 +/- feet north of the Tiny Town Rd. & Allen Rd. intersection.

TAX MAP(S): 006 PARCEL #: 031.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To provide a single family infill development as a transition between multi-family commercial and the existing single family

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 1 NUMBER OF ACRES: 4.14 +/-

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5. CASE NUMBER: Z-40-2023 APPLICANT(S): Michael & Russell Gray

REQUEST: R-1 Single-Family Residential District **DEFERRED**  
to AGC Agricultural Commercial District

LOCATION: A portion of a tract of land fronting on the north frontage of Pollard Rd. 680 +/- feet west of the Pollard Rd. & Dominion Dr. intersection.

TAX MAP(S): 042 PARCEL #: 025.01, 027.00 (p/o) CIVIL DISTRICT: 3

REASON FOR REQUEST: To provide for an event center

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 4 NUMBER OF ACRES: 9.51 +/-

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

6. CASE NUMBER: Z-41-2023 APPLICANT(S): Eddie Burchett

REQUEST: AG Agricultural District  
to R-5 Residential District

LOCATION: A tract of land fronting on the south frontage of Rossview Rd. south of the Rossview Rd. & Rollow Ln. intersection.

TAX MAP(S): 058 PARCEL #: 003.01 CIVIL DISTRICT: 6

REASON FOR REQUEST: To provide a townhome development as an affordable alternative to single family homes within 1/2 miles of a 5 lane roadway, walking distance to the upcoming city park, and adjacent to the industrial park.

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 10 NUMBER OF ACRES: 11.86 +/-

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7. CASE NUMBER: Z-42-2023 APPLICANT(S): Reach Holdings LLC

REQUEST: R-5 Residential District  
to R-4 Multiple-Family Residential District / C-2 General Commercial District

LOCATION: A portion of a tract of land fronting on the north frontage of Wilson Rd. 760 +/- feet east of the Wilson Rd. & Chase Dr. intersection.

TAX MAP(S): 081 PARCEL #: 039.00 (p/o) CIVIL DISTRICT: 11

REASON FOR REQUEST: Establish retail uses with walkability to the multi-family development and to extend the R-4 zoning to allow additional density and a mixture of housing.

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 10 NUMBER OF ACRES: 6.21 +/-

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8. CASE NUMBER: Z-43-2023 APPLICANT(S): Reach Holdings LLC

REQUEST: R-5 Residential District  
to C-2 General Commercial District

LOCATION: A portion of a tract of land fronting on the south frontage of Wilson Rd. 290 +/- feet east of the Wilson Rd. & Chase Dr. intersection.

TAX MAP(S): 081 PARCEL #: 039.00 (p/o) CIVIL DISTRICT: 11

REASON FOR REQUEST: To provide an office and storage facility to support the condominium development

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 10 NUMBER OF ACRES: 0.47 +/-

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

9. CASE NUMBER: Z-44-2023 APPLICANT(S): Adam Blick

REQUEST: RM-1 Single-Family Mobile Home Residential District  
to R-3 Three Family Residential District

LOCATION: A parcel fronting on the north frontage of Eva Dr. 180 +/- feet east of the Britton Springs Rd. & Eva Dr. intersection.

TAX MAP(S): 030H PARCEL #: M 020.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To match neighboring property to the north and provide a more dense affordable option than one manufactured home.

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 3 NUMBER OF ACRES: 0.33+/-

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10. CASE NUMBER: Z-45-2023 APPLICANT(S): Johnathan & Adam Blick

REQUEST: RM-1 Single-Family Mobile Home Residential District  
to R-4 Multiple-Family Residential District

LOCATION: A parcel located at the southeast corner of the Britton Springs Rd. & Eva Dr. intersection.

TAX MAP(S): 030I PARCEL #: A 020.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To match the neighboring parcel on Britton Springs Rd. to build two quad plexes that would be similar to our 1960 Batts in development one street away

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 3 NUMBER OF ACRES: 0.8 +/-

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11. CASE NUMBER: Z-46-2023 APPLICANT(S): VP Riverside Development LLC TODD GLOVER

REQUEST: M-2 General Industrial District  
to MXU\_PUD Mixed Use Planned Unit Development

LOCATION: A tract of land located north of College St. north of the College St. & Hornberger Ln. intersection, east of Red River St. & south of Red River St.

TAX MAP(S): 066D PARCEL #: A 007.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Subject property is in a redevelopment area, a mixed use development would be beneficial to the area

CO. COMM. DISTRICT: N/A CITY COUNCIL WARD: 6 NUMBER OF ACRES: 30.5 +/-

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12. 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.

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

12. CASE NUMBER: CZ-7-2023 APPLICANT(S): Benjamin Stanley Darrel & Carol Smith Clarksville, TN  
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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13. CASE NUMBER: CZ-9-2023 APPLICANT(S): Clarksville Montgomery County IDB  
AGENT: 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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14. CASE NUMBER: CZ-12-2023 APPLICANT(S): Mark Deering & Chris Steffen AGENT: Mark Deering  
REQUEST: C-5 Highway & Arterial Commercial District / R-1 Single-Family Residential District  
to R-2D Two-Family Residential District  
LOCATION: Two parcels located within Albright Circle.  
TAX MAP(S): 086, 087 PARCEL #: 025.00, 046.00 CIVIL DISTRICT: 10  
REASON FOR REQUEST: Changing from 4 lots to 6 lots R-2D zoning for single family 9,000 sq. ft. lots. Will make for more affordable housing.  
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.4 +/-  
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**IV. CITY & COUNTY ZONING CASES (CONT.):**

15. CASE NUMBER: CZO-1-2023      APPLICANT(S): Regional Planning Commission

REASON FOR REQUEST: Add “Truck Stop” and “Truck Terminal” to the use table

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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.

**DEFERRED**

1. CASE NUMBER: V-4-2023.

Revised Preliminary Merchants Boulevard and Peddlers Way Right of Way Dedication

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

*1) 4.1.2 Subsection 1. (and Subsection 1.B.) "Connectivity – in order to provide for a road system that allows for the disbursement of trips and adequate emergency response, all public rights of way must provide for the following:*

*B. A stubout for future continuation of the public street and road network shall be provided from the subdivision to all adjacent vacant land zoned for residential or commercial use including Agricultural zoning as determined by the RPC staff."*

-RPC Staff has indicated that Merchants Boulevard should continue to the property line to the west to allow for future connection to Trenton Road.

APPLICANT/OWNER: Robert Clark c/o Bill Mace

LOCATION: South of the 101st Airborne Division Parkway, west of and adjacent to the current terminus of Merchants Boulevard.

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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 **WITHDRAWN**  
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-33-2023 APPLICANT/OWNER: ROBERT CLARK C/O BILL MACE  
REQUEST: Revised Preliminary Plat Approval of MERCHANTS BOULEVARD AND PEDDLERS WAY  
RIGHT OF WAY DEDICATION **DEFERRED**  
LOCATION: South of the 101st Airborne Division Parkway, west of and adjacent to the current terminus of  
Merchants Boulevard.  
MAP: 041 PARCEL: 063.00 ACREAGE: 18.93 +/-  
# OF LOTS: 2 +/- CIVIL DISTRICT(S): 6  
ZONING: C-5 GROWTH PLAN: CITY

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

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

AGENT: Houston Smith

**DEFERRED**

DEVELOPMENT: CarMax Clarksville

PROPOSED USE: Car Dealership

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

SQ FOOTAGE: 41,874

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

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

07/25/2023

4. CASE NUMBER: SR-35-2023 APPLICANT: Jeff Burkhart  
AGENT: Brit Little  
DEVELOPMENT: The Gathering Barn at Griffy Farms  
PROPOSED USE: Event Center  
LOCATION: John Taylor Road MAP: 094, 035.00 (portion of) ACREAGE: 2.98 +/-  
CIVIL DISTRICT: 9 UNITS: SQ FOOTAGE: 10,000

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5. CASE NUMBER: SR-36-2023 APPLICANT: Double J Partners  
AGENT: Vernon Weakley  
DEVELOPMENT: Professional Park Apartments, Lot 3  
PROPOSED USE: Multifamily and Office  
LOCATION: 960 Professional Park Drive MAP: 040B, B 005.00 & 040, 004.24 ACREAGE: 3.69 +/-  
CIVIL DISTRICT: 6 UNITS: 59 SQ FOOTAGE: 5,200

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6. CASE NUMBER: SR-37-2023 APPLICANT: Jenks LLC  
AGENT: Houston Smith  
DEVELOPMENT: Jenkins & Wynne Lincoln Dealership & Commercial Truck Service  
PROPOSED USE: Automotive Sales & Service Center  
LOCATION: Trenton Road MAP: 041, 039.01 ACREAGE: 23.61 +/- CIVIL DISTRICT: 6 UNITS:  
SQ FOOTAGE: 36,119

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**VII. OTHER BUSINESS:**

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. ADOPT UPDATED 2023 RPC CALENDAR

**VIII. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*