

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

August 29, 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: 7/25/2023

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/31/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/7/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/5/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 9/11/2023 - 6:00 P.M.

1. 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

WITHDRAWN

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

APPLICANT REASON FOR REQUEST: To allow various commercial uses

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 10.33 +/-

2. 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

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

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 6.26 +/-

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

3. CASE NUMBER: Z-40-2023 APPLICANT(S): Michael Lee Gray

REQUEST: R-1 Single-Family Residential District
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 CIVIL DISTRICT: 3

APPLICANT REASON FOR REQUEST: To provide for an event center

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.10 +/-

4. CASE NUMBER: Z-47-2023 APPLICANT(S): WPN LLC AGENT: Therese Winnington

REQUEST: R-3 Three Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: A parcel located west of the Beech St. & Mitchell St. intersection.

TAX MAP(S): 055H PARCEL #: B 010.00 CIVIL DISTRICT: 7

APPLICANT REASON FOR REQUEST: Demolish existing triplex and plat for 12 townhomes.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.01 +/-

5. CASE NUMBER: Z-48-2023 APPLICANT(S): Maxie K West & Nicole K West

AGENT: Rosemary Calcese, Esq.

REQUEST: R-3 Three Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: A tract of land located at the northwest corner of the western intersection of Airport Rd. & Tandy Dr.

TAX MAP(S): 019A PARCEL #: B 058.01 CIVIL DISTRICT: 3

APPLICANT REASON FOR REQUEST: To be developed into a multi-family development.

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 2.30 +/-

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

6. CASE NUMBER: Z-49-2023 APPLICANT(S): Faith Investments Patricia Ann Jackson Smith
AGENT: Faith Investments
REQUEST: R-4 Multiple-Family Residential District / AG Agricultural District
to R-5 Residential District
LOCATION: Two parcels fronting on the east frontage of N. Whitfield Rd., 675+/- feet north of the Whitfield Rd. & Needmore Rd. intersection.
TAX MAP(S): 031 PARCEL #: 016.00, 017.00 CIVIL DISTRICT: 2
APPLICANT REASON FOR REQUEST: To extend proposed townhome development to include Map 31 Parcel 16.0
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 6.07 +/-

7. CASE NUMBER: Z-50-2023 APPLICANT(S): Will D. Christian
AGENT: Christian Innovation Enterprises
REQUEST: AG Agricultural District
to MXU-PUD Mixed Use Planned Unit Development
LOCATION: Land north of the Kennedy Rd. & Stone Bluff Way intersection, land south of the eastern terminus of Eagles Nest Ln., east of Viewmont Dr. & west of Heatherwood Trace.
TAX MAP(S): 032 PARCEL #: 010.00 017 042.00 CIVIL DISTRICT: 2
APPLICANT REASON FOR REQUEST: Black Oaks proposed mixed-use town center
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 95.77 +/-

8. CASE NUMBER: CZ-7-2023 APPLICANT(S): Benjamin Stanley Darrel & Carol Smith
AGENT: Benjamin Stanley
REQUEST: AG Agricultural District
to C-2 General Commercial District / M-1 Light 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(p/o) 039 002.02 CIVIL DISTRICT: 6
APPLICANT REASON FOR REQUEST: Properties are currently in the land use plan for industrial and commercial. 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 750 feet away. After the feedback from the area we are changing from a all M-2 zoning request to a much smaller and better suited C-2 buffer around the neighborhood and M-1 for remainder.
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 50.81 +/-

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

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

AGENT: Montgomery County IDB

WITHDRAWN

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

APPLICANT 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+/-

10. CASE NUMBER: CZ-13-2023 APPLICANT(S): Reda Home Builders Inc.

REQUEST: R-3 Three Family Residential District

to C-2 General Commercial District

LOCATION: A parcel fronting on the north frontage of Lafayette Rd., 305 +/- feet east of the Lafayette Rd. & Walnut Grove Rd. intersection.

TAX MAP(S): 044 PARCEL #: 016.02 CIVIL DISTRICT: 3

APPLICANT REASON FOR REQUEST: To match surrounding zonings.

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 0.9 +/-

11. CASE NUMBER: CZ-14-2023 APPLICANT(S): Danny Yarbrough AGENT: Grayson Smith

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: A tract of land fronting on the west frontage of Morgan Cir., 1,080+/- feet south of the Morgan Cir. & Attaway Rd. intersection.

TAX MAP(S): 133 PARCEL #: 013.00(p/o) CIVIL DISTRICT: 17

APPLICANT REASON FOR REQUEST: This property has E-1 property adjacent to the northeast corner and R-1 along most of its southern boundary. Rezone is for a small development on the east side of the property with lots that are similar in size and nature to lots in the area.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 24.4 +/-

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-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.”

C. RPC Staff has determined 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.

MAP: 041 PARCEL: 063.00 GROWTH PLAN: CITY

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-5-2023.

Hampton Ridge Drive Right of Way Dedication

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

1). *4.1.13 "All subdivisions shall install curb and gutter, as specified in City and/or County Street and Road Specifications."*

The applicant is requesting to not install curb and gutter along the proposed right-of-way.

APPLICANT/OWNER: PTL Logistics, Ed Neely, DBJ PARTNERSHIP

LOCATION: South of and adjacent to Guthrie Highway, approximately 1,960 feet northeast of the intersection of Hampton Station Road and Guthrie Highway.

MAP: 015 PARCEL: 007.02 (p/o) GROWTH PLAN: RA

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-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
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 GROWTH PLAN: CITY ZONING: C-5

2. CASE NUMBER: S-44-2023 APPLICANT/OWNER: PTL LOGISTICS, ED NEELY, DJB PARTNERSHIP
REQUEST: Preliminary Plat Approval of Hampton Ridge Drive Right Of Way Dedication
LOCATION: South of and adjacent to Guthrie Highway, approximately 1,960 feet northeast of the intersection of Hampton Station Road and Guthrie Highway.
MAP: 015 PARCEL: 007.02 (p/o) ACREAGE: 2.17 +/-
OF LOTS: 0 +/- CIVIL DISTRICT(S): 1
ZONING: M-1 GROWTH PLAN: RA

3. CASE NUMBER: S-45-2023 APPLICANT/OWNER: INDUSTRIAL DEVELOPMENT BOARD OF MONTGOMERY COUNTY
REQUEST: Preliminary Plat Approval of INDUSTRIAL COURT RIGHT OF WAY DEDICATION & REPLAT OF CMCCBPS COMMERCIAL PROPERTY HANKOOK ROAD LOT 1
LOCATION: North of and adjacent to Hankook Road, east of and adjacent to International Boulevard. Approximately 300 feet northeast of the intersection of Hankook Road and International Boulevard.
MAP: 057 PARCEL: 017.06 (p/o) ACREAGE: 6.03 +/-
OF LOTS: 2 +/- CIVIL DISTRICT(S): 6 ZONING: C-5 GROWTH PLAN: UGB

4. CASE NUMBER: S-46-2023 APPLICANT/OWNER: ROLANDA AMOS & ELLIOTT KERSHAW
REQUEST: Preliminary Plat Approval of E & R ESTATES EAST LOTS 1-7 (Previously Woodard ROW East Lots 1-7)
LOCATION: South of and adjacent to Woodard Street, west of and adjacent to Central Avenue.
MAP: 079D PARCEL: A 002.00 ACREAGE: 0.45 +/-
OF LOTS: 7 CIVIL DISTRICT(S): 12
+/-ZONING: R-6 GROWTH PLAN: CITY

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-47-2023 APPLICANT/OWNER: ROLANDA AMOS & ELLIOTT
KERSHAW REQUEST: Preliminary Plat Approval of E & R ESTATES WEST LOTS 1-7 (Previously Woodard ROW West Lots 1-7)
LOCATION: South of and adjacent to Woodard Street, west of and adjacent to Gracey Avenue.
MAP: 079C PARCEL: D 002.00 ACREAGE: 0.40 +/-
OF LOTS: 7 +/- CIVIL DISTRICT(S):
ZONING: R-6 12 GROWTH PLAN: CITY

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:

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

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

AGENT: Houston Smith

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

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

AGENT: Lauren Barnette

DEVELOPMENT: Buc-ee's Clarksville

DEFERRED

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

3. CASE NUMBER: SR-38-2023 APPLICANT: Timothy Arrant

AGENT: James Bagwell

DEVELOPMENT: Arrant Warehouse

PROPOSED USE: Warehouse

LOCATION: 3425 Highway 13 MAP: 151, 009.03 ACREAGE: 2.20 +/- CIVIL DISTRICT: 20

UNITS: SQ FOOTAGE: 5,000

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

08/29/2023

4. CASE NUMBER: SR-39-2023 APPLICANT: LifePoint Church C/O Mr. Ronnie Gray

AGENT: G Alex Henry

DEFERRED

DEVELOPMENT: Lifepoint Church-Tiny Town

PROPOSED USE: Split zone C-5/ R-4 Church

LOCATION: Profit Drive MAP: 018, 016.05 ACREAGE: 11.5 +/- CIVIL DISTRICT: 2 UNITS:

SQ FOOTAGE: 39,119

5. CASE NUMBER: SR-40-2023 APPLICANT: Tanner Properties GP

AGENT: Cal Burchett

DEVELOPMENT: Stor-A-Lot Self Storage Exit 8

PROPOSED USE: Retail & Self Storage

LOCATION: Rossview Road MAP: 057, 016.02 ACREAGE: 10.17 +/- CIVIL DISTRICT: 6 UNITS:

SQ FOOTAGE: 157,445

6. CASE NUMBER: SR-41-2023 APPLICANT: Brian Johnson

AGENT: Cal Burchett

DEVELOPMENT: Johnson Self Storage

PROPOSED USE: Self Storage/Warehouse

LOCATION: 287 Dover Road MAP: 054E, F 009.00 ACREAGE: 2.41 +/- CIVIL DISTRICT: 7

UNITS: SQ FOOTAGE: 59,400

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

08/29/2023

7. CASE NUMBER: SR-42-2023 APPLICANT: Kronos USA, Inc.

AGENT: McKay, Burchett & Company

DEVELOPMENT: Kronos USA Inc

PROPOSED USE: Office and Warehouse

LOCATION: 475 International Blvd MAP: 033,006.19 ACREAGE: 8.17 +/- CIVIL DISTRICT: 6

UNITS: SQ FOOTAGE: 40,200

8. CASE NUMBER: AB-3-2023 APPLICANT: City of Clarksville

AGENT: McKay, Burchett & Company

DEVELOPMENT: City of Clarksville Abandonment

PROPOSED USE: ABANDONMENT

LOCATION: North of Commerce Street, west of S. 11th Street and south of Franklin Street, being a portion of Wheeler Street MAP: 066E H, bet. parcels 11.01,13.00,14.00,16.00,18.00,36.00 ACREAGE: CIVIL

DISTRICT: 12 UNITS: SQ FOOTAGE: 3838.60

9. CASE NUMBER: AB-4-2023 APPLICANT: Elliott Kershaw

AGENT: Houston Smith

DEVELOPMENT: Elliott Kershaw Abandonment

PROPOSED USE: ABANDONMENT

LOCATION: South of Woodard St, east of Greenwood Ave, and west of Gracey Ave MAP: 079C D, between parcels 001.00 and 002.00 ACREAGE: CIVIL DISTRICT: 12 UNITS: SQ FOOTAGE: 1,062

CASE NUMBER: AB-5-2023 APPLICANT: Montgomery County Highway Department

AGENT: Jeff Bryant

DEVELOPMENT: Montgomery County Highway Department

PROPOSED USE: ABANDONMENT

LOCATION: Portion of Heath Drive MAP: 148, end of parcel 018.01 and between parcel 018.00 ACREAGE: 0.58

CIVIL DISTRICT: 22 UNITS: SQ FOOTAGE: 25,350

VII. OTHER BUSINESS:

A. APPEAL OF COMMON DESIGN REVIEW BOARD **WITHDRAWN**
CASE DDR-9-2023 DUNLOP MANSION
DEMOLITION

B. MONTHLY PROFIT AND LOSS STATEMENT

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda