

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

**- AGENDA -
September 26, 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: 8/29/2023

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/28/2023 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/5/2023 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/2/2023 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 10/9/2023 - 6:00 P.M.**

1. CASE NUMBER: Z-50-2023 APPLICANT(S): Will D. Christian III AGENT: Christian Innovation Enterprises

REQUEST: AG Agricultural District

to MXU-PUD Mixed Use Planned Unit Development

LOCATION: A tract of 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: 83.59 +/-

2. CASE NUMBER: Z-51-2023 APPLICANT(S): Frank Stable II

REQUEST: R-3 Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: A parcel fronting on the north frontage of E St., 215 +/- feet east of the Beech St. & E St. intersection.

TAX MAP(S): 055H PARCEL #: E 019.00 CIVIL DISTRICT: 7

APPLICANT REASON FOR REQUEST: Extend the current zoning for a multi-family development.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.57 +/-

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

3. CASE NUMBER: Z-52-2023 APPLICANT(S): Clarksville Christian Center AGENT: Hal Mathews
REQUEST: R-1 Single-Family Residential District
to C-2 General Commercial District

LOCATION: A parcel of land fronting on the east frontage of old Russellville Pike, 300 +/- feet south of the Old Russellville Pike & Honeycomb Ct. intersection.

TAX MAP(S): 041 PARCEL #: 079.00 CIVIL DISTRICT: 6

APPLICANT REASON FOR REQUEST: Property has existed as a church with 7,500 sf commercial building since 1993 in an R-1 conforming use zoning. Owner wishes to sell the property and buyer wants to convert current structure in to neighborhood medical/clinic office.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 3.67 +/-

4. CASE NUMBER: Z-53-2023 APPLICANT(S): Living Hope Baptist Church AGENT: Kevin Short
Kevin Newell

REQUEST: R-5 Residential District
to C-1 Neighborhood Commercial District

LOCATION: A parcel located at the northwest corner of the Tylertown Rd. & Winterset Dr. intersection.

TAX MAP(S): 008 PARCEL #: 004.04 CIVIL DISTRICT: 2

APPLICANT REASON FOR REQUEST: In addition to church activities, the property will be used to service/provide child care for residents within convenient traveling distance.

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 2.0 +/-

5. CASE NUMBER: Z-54-2023 APPLICANT(S): Double Bogey Partners

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

LOCATION: A parcel located at the northeast corner of Lafayette Rd. & Evans Rd.

TAX MAP(S): 044D PARCEL #: B 001.00 CIVIL DISTRICT: 3

APPLICANT REASON FOR REQUEST: Extension of existing R-4 zoning. It will provide small multi-family development on a corner lot. It has a neighboring school complex with existing crosswalk connectivity. Existing sidewalks and public transportation to support future residents on a 5 lane corridor.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 0.58 +/-

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

6. CASE NUMBER: Z-55-2023 APPLICANT(S): Johnny Piper

REQUEST: M-2 General Industrial District

to M-1 Light Industrial District

LOCATION: A portion of the parcel located at the southwest corner of Innovation Way & Eubank Dr.

TAX MAP(S): 054 PARCEL #: 011.13 (po) CIVIL DISTRICT: 7

APPLICANT REASON FOR REQUEST: To subdivide and build a warehouse. Setbacks in M-2 zoning make the site impractical.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.43 +/-

V. SUBDIVISIONS:

SUBDIVISION VARIANCE(S)

This section, subdivision variance requests only. Subdivision cases will be heard on a consent agenda in the following section.

CASE NUMBER: V-5-2023 **APPLICANT/OWNER:** PTL LOGISTICS, ED NEELY, DBJ PARTNERSHIP **REQUEST:** Variance Request Approval of HAMPTON RIDGE DRIVE RIGHT OF WAY DEDICATION

VARIANCE(S) REQUESTED: The applicant is requesting two (2) variances 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.

2). 4.1.1 Subsection 1..A . (and Table 4.1) “Office, Civic/Institution, Commercial, and Industrial zoned subdivisions shall have a minimum of fifty (50) feet right-of-way and a minimum of twenty-eight (28) feet of pavement width; greater right-of-way width and pavement width may be required by the Regional Planning Commission, the City Street, Department or County Highway Department based on the magnitude of traffic volume.”

The applicant is requesting to reduce the pavement width from 28’ to 24’ along a portion of the proposed roadway.

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

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
ZONING: C-5 GROWTH PLAN: CITY

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-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): 12
ZONING: R-6 GROWTH PLAN: CITY

4. CASE NUMBER: S-52-2023
REQUEST: Preliminary Plat Approval of PRELIMINARY HICKORY WILD SECTION 3A
LOCATION: East of Dunlop Lane, east of and adjacent to the terminus of Judge Tyler Drive.
MAP: 034 PARCEL: 052.05 (p/o) ACREAGE: 19.20 +/-
OF LOTS: 39 +/- CIVIL DISTRICT(S): 1 ZONING: R-1 GROWTH PLAN: UGB

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

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

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

AGENT: Lauren Barnette

WITHDRAWN

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

3. 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

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

09/26/2023

4. CASE NUMBER: SR-43-2023 APPLICANT: Chadwick Byard
AGENT: J. Chris Fielder
DEVELOPMENT: Project Harvest
PROPOSED USE: Loading/Unloading Facility
LOCATION: Guthrie Hwy. MAP: 015, 003.04 & 003.05 ACREAGE: 51.61 +/- CIVIL DISTRICT: 1
UNITS: SQ FOOTAGE: 10,311.91

5. CASE NUMBER: SR-44-2023 APPLICANT: Industrial Development Board of Montgomery County
AGENT: Houston Smith
DEVELOPMENT: Hankook Tire-Phase II
PROPOSED USE: Tire Manufacturing
LOCATION: 2950 International Blvd. MAP: 039, 021.04 ACREAGE: 465 +/- CIVIL DISTRICT: 6
UNITS: SQ FOOTAGE: 1,915,507

6. CASE NUMBER: SR-45-2023 APPLICANT: Jeff Burkhart
AGENT: Britt Little
DEVELOPMENT: Charleston Oaks Self-Storage
PROPOSED USE: Self Storage
LOCATION: Folly Beach Drive MAP: 006M, H 001.00 ACREAGE: 2.13 +/- CIVIL DISTRICT: 3
UNITS: SQ FOOTAGE: 30,000

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. RELEASE OF BOND REQUEST FOR MILA'S WAY FINAL PLAT (S-4-2023)
- C. INITIATE UPDATE OF THE COUNTY ZONING RESOLUTION AS IT PERTAINS TO GUTHRIE HIGHWAY ACCESS MANAGEMENT

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda