

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

October 24, 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: 9/26/2023 & SPECIAL CALLED MEETING 10/13/2023

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 10/26/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 11/2/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 11/6/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 11/13/2023 - 6:00 P.M.

1. CASE NUMBER: Z-56-2023 APPLICANT(S): Estate Of Bruce & Otres Carden

AGENT: Ligon Home Builders

REQUEST: RM-1 Single-Family Mobile Home Residential District

to R-3 Three Family Residential District

LOCATION: Two parcels fronting on the west frontage of Evans Rd., 325 +/- feet north of the Evans Rd. & Dogwood Trl. intersection.

TAX MAP(S): 029L PARCEL #: C 021.00, C 022.00 CIVIL DISTRICT: 3

APPLICANT REASON FOR REQUEST: To build affordable homes. Property touches R-3 to the right. Distressed trailer lot.

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 1.52 +/-

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

2. CASE NUMBER: CZ-15-2023 APPLICANT(S): Holly Point LLC AGENT: Lawson Mabry

REQUEST: R-4 Multiple-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: A portion of property fronting on the south frontage of US Highway 79 / Dover Rd. 3,220 +/- feet east of the US Highway 79 / Dover Rd & Liberty Church Rd. intersection.

TAX MAP(S): 053 PARCEL #: 129.00 CIVIL DISTRICT: 8

APPLICANT REASON FOR REQUEST: This zoning request is part of a comprehensive plan to develop the Lisenbee Farm with an appropriate mix of compatible land uses. When doing our final usage planning we ended up with a small unusable tract of land zoned R-4. We are requesting that this tract be rezoned so it can be added to the adjacent tract currently zoned C-5.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 0.99 +/-

3. CASE NUMBER: CZ-16-2023 APPLICANT(S): Stiltz Iron Inc.- Cooper Boudreau

REQUEST: AG Agricultural District

DEFERRED

to M-1 Light Industrial District

LOCATION: A portion of a tract of land fronting on the north frontage of Sale Rd., 2,070 +/- feet west of the Sale Rd. & Guthrie Rd. intersection.

TAX MAP(S): 011 PARCEL #: 051.00 (p/o) CIVIL DISTRICT: 1

APPLICANT REASON FOR REQUEST: This rezone request is to allow us to build, work and run our family business on the same property in which we will build our home.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 4.04 +/-

4. CASE NUMBER: CZ-17-2023 APPLICANT(S): Run-A-Muck Outfitters LLC

REQUEST: AG Agricultural District/H-1

to AGC Agricultural Commercial District /H-1

LOCATION: A tract of land bound by the Red River on the south & fronting on the east frontage of Port Royal Rd. 800 +/- feet north of the Port Royal Rd. & Old Clarksville Springfield Rd. intersection.

TAX MAP(S): 060 PARCEL #: 001.03 CIVIL DISTRICT: 1

APPLICANT REASON FOR REQUEST: None given

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 6.44 +/-

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

5. CASE NUMBER: CZO-2-2023 APPLICANT(S): Regional Planning Commission **DEFERRED**

APPLICANT REASON FOR REQUEST: Zoning Resolution Text Amendment regarding Guthrie
Highway Access Management

V. SUBDIVISIONS:

SUBDIVISION VARIANCES(S)

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

- 1. **CASE NUMBER: V-6-2023** **APPLICANT/OWNER: JOSEPH WICKHAM JR**
VARIANCE REQUEST APPROVAL of JOSEPH WICKHAM JR PROPERTY PATSY LANE LOT 1
VARIANCE(S) REQUESTED: The applicant is requesting a variance from the Subdivision Regulations.

6.2.3 Subsection 2 (portion) "If a sanitary sewer system is not required as above, then individual disposal systems approved by the Tennessee Department of Environment and Conservation shall be provided on each lot or as an alternative, a disposal plant or plants may be provided as approved by the State Water Pollution Control Board and the Tennessee Department of Environment and Conservation."

The applicant is requesting to not install an individual disposal system on the proposed lot. The proposed use indicated by the applicant is for a "Bi-County Convenience Center".

LOCATION: South of and adjacent to Highway 149, east of and adjacent to Patsy Lane (southwestern section of the roadway).

MAP: 115 **PARCEL:** 020.02 (p/o) **ACREAGE:** 2.00 +/-
OF LOTS: **CIVIL DISTRICT(S):** 19
ZONING: AG **GROWTH PLAN:** RA

V. SUBDIVISIONS:

2. **CASE NUMBER: V-7-2023** **APPLICANT/OWNER: CHARLES CLAY POWERS** **WITHDRAWN**

VARIANCE REQUEST APPROVAL of CHARLES CLAY POWERS PROPERTY HWY 79 LOT 1

VARIANCE(S) REQUESTED: The applicant is requesting a variance from the Subdivision Regulations. 6.2.3 Subsection 2 (portion) "If a sanitary sewer system is not required as above, then individual disposal systems approved by the Tennessee Department of Environment and Conservation shall be provided on each lot or as an alternative, a disposal plant or plants may be provided as approved by the State Water Pollution Control Board and the Tennessee Department of Environment and Conservation."

The applicant is requesting to not install an individual disposal system on the proposed lot. The proposed use indicated by the applicant is for an "unmanned storage facility".

LOCATION: West of and adjacent to Guthrie Highway, the property consists of 5224 and 5238 Guthrie Highway.

MAP: 010 PARCEL: 006.00, 007.00 ACREAGE: 3.13 +/-

OF LOTS: CIVIL DISTRICT(S): 1

ZONING: C-5 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-52-2023 APPLICANT/OWNER: R. GORDON SEAY, JR.
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

3. CASE NUMBER: S-60-2023 APPLICANT/OWNER: JOSEPH WICKHAM JR.
REQUEST: Minor Plat Approval of JOSEPH WICKHAM JR. PROPERTY PATSY LANE LOT 1
LOCATION: South of and adjacent to Highway 149, east of and adjacent to Patsy Lane (southwestern section of the roadway).
MAP: 115 PARCEL: 020.02 ACREAGE: 2.00 +/-
OF LOTS: 1 +/- CIVIL DISTRICT(S): 19
ZONING: AG GROWTH PLAN: RA

4. CASE NUMBER: S-61-2023 APPLICANT/OWNER: CHARLES CLAY POWERS
REQUEST: Minor Plat Approval of CHARLES CLAY POWERS PROPERTIES HIGHWAY **WITHDRAWN**
79 LOT 1 SEE MP-82-2023
LOCATION: West of and adjacent to Guthrie Highway, the property consists of 5224 and 5238 Guthrie Highway.
MAP: 010 PARCEL: 006.00, 007.00 ACREAGE: 3.13 +/-
OF LOTS: 1 CIVIL DISTRICT(S): 1
ZONING: C-5 GROWTH PLAN: RA

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-62-2023 APPLICANT/OWNER: CBF ENTERPRISES
REQUEST: Preliminary Plat Approval of OLD IRON COURT RIGHT OF WAY DEDICATION (CBF ENTERPRISES)
LOCATION: North of and adjacent to Guthrie Hwy, approximately 3,460 feet northeast of the intersection of Guthrie Hwy and Hampton Station Road.
MAP: 15 PARCEL: 003.07 ACREAGE: 2.10
OF LOTS: 0 CIVIL DISTRICT(S): 1
ZONING: M-2 GROWTH PLAN: RA

- 6. CASE NUMBER: S-63-2023 APPLICANT/OWNER: INDUSTRIAL DEVELOPMENT BOARD OF MONTGOMERY COUNTY
REQUEST: Preliminary Plat Approval of REPLAT OF CMCCBPS COMMERCIAL PROPERTY HANKOOK ROAD LOT 1 & PRELIM LOT 6
LOCATION: Immediately north of 1645 -1665 Hankook Road, and immediately east of 1665 Hankook Road.
MAP: 057 PARCEL: 017.06 ACREAGE: 6.04 +/-
OF LOTS: 1 +/- CIVIL DISTRICT(S): 6
ZONING: C-5 GROWTH PLAN: UGB

- 7. CASE NUMBER: S-64-2023 APPLICANT/OWNER: BILL BELEW
REQUEST: Preliminary Plat Approval of DRIFT KINGS ESTATES
LOCATION: North of Tiny Town Road, west of and adjacent to Allen Road, approximately 365 feet south of the intersection of Barbee Lane and Allen Road.
MAP: 006 PARCEL: 031.00 ACREAGE: 4.17 +/-
OF LOTS: 16 +/- CIVIL DISTRICT(S): 3
ZONING: R-2A GROWTH PLAN: CITY

- 8. CASE NUMBER: S-65-2023 APPLICANT/OWNER: BILL MACE
REQUEST: Revised Preliminary Plat Approval of GRATTON ESTATES
LOCATION: West of Gratton Road at the terminus of Racker Drive. To also include a portion of a parcel west of and adjacent to Gratton Road and south of and adjacent to Ashland City Road.
MAP: 080 PARCEL: 008.00 ACREAGE: 40.70 +/-
OF LOTS: 100 (7 new)+/- CIVIL DISTRICT(S): 11
ZONING: R-1 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-39-2023 APPLICANT: LifePoint Church C/O Mr. Ronnie Gray
AGENT: G Alex Henry
DEVELOPMENT: Lifepoint Church-Tiny Town
PROPOSED USE: C-5 / R-4
LOCATION: Profit Drive MAP: 018, 016.05 ACREAGE: 11.5 +/- CIVIL DISTRICT: 2 UNITS:
SQ FOOTAGE: 39,119

3. CASE NUMBER: SR-46-2023 APPLICANT: Bill Mace
AGENT: Matt Suiter
DEVELOPMENT: Mace-Hampton Station
PROPOSED USE: Retail Office/Warehouse
LOCATION: Guthrie Hwy MAP: 015, 040.08 ACREAGE: 1.94 +/- CIVIL DISTRICT: 1 UNITS:
SQ FOOTAGE: 9,000

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

10/24/2023

4. CASE NUMBER: SR-47-2023 APPLICANT: Rafferty's Real Estate Partners

AGENT: Houston Smith

DEVELOPMENT: Double Dogs Shopping Center

PROPOSED USE: Restaurant and retail

LOCATION: Dunlop Lane MAP: 040, 004.16 ACREAGE: 2.4 +/- CIVIL DISTRICT: 6 UNITS:

SQ FOOTAGE: 12,811 +/-

5. CASE NUMBER: SR-48-2023 APPLICANT: Dunlop Developments, LLC

AGENT: Houston Smith

DEVELOPMENT: 860 Needmore Apartments

PROPOSED USE: Multifamily

LOCATION: 860 Needmore Road MAP: 031, 051.00, 052.00 ACREAGE: 2.75 +/- CIVIL DISTRICT:

2 UNITS: 32 SQ FOOTAGE:

6. CASE NUMBER: SR-49-2023 APPLICANT: Goodwyn, Mills & Cawood LLC

AGENT: Randy Harper

DEVELOPMENT: Kroger U-580 Marketplace & Fuel Center

PROPOSED USE: Retail & Gas Station

LOCATION: Tiny Town Road and Needmore Road MAP: 018, 019.03 ACREAGE: 14.67 +/- CIVIL

DISTRICT: 2 UNITS: SQ FOOTAGE: 123,101 +/-

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

10/24/2023

7. CASE NUMBER: AB-6-2023 APPLICANT: Montgomery County Highway Department
AGENT: Jeff Bryant Highway Supervision
DEVELOPMENT: Montgomery County Highway Department
PROPOSED USE: ABANDONMENT
LOCATION: Meadows Road - Portion Of MAP: 152, 004.00 (within) ACREAGE: 0.545 CIVIL
DISTRICT: 20 UNITS: SQ FOOTAGE: 23,760

8. CASE NUMBER: AB-7-2023 APPLICANT: Montgomery County Highway Department
AGENT: Jeff Bryant Highway Supervision
DEVELOPMENT: Montgomery County Highway Department
PROPOSED USE: ABANDONMENT
LOCATION: Marlowe Road MAP: 152, 012.00 (within) ACREAGE: 1.019 CIVIL DISTRICT: 20
UNITS: SQ FOOTAGE: 44,430

9. CASE NUMBER: AB-8-2023 APPLICANT: Montgomery County Highway Department
AGENT: Jeff Bryant Highway Supervision
DEVELOPMENT: Montgomery County Highway Department
PROPOSED USE: ABANDONMENT
LOCATION: Unimproved R-O-W north of Edlin Street, South of Kentucky State line MAP: 011B-G, bet.
parcels 7.01 & 7.02; 11G-B, bet. 7.02 & 8.00 ACREAGE: 1.019 CIVIL DISTRICT: 20 UNITS: SQ
FOOTAGE: 5,445

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. PLAN OF SERVICE FOR A-3-2023
- C. RELEASE OF BOND REQUEST FOR
MOCKINGBIRD MEADOWS FINAL PLAT
(S-84-2021)

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda