



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: September 26, 2023

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Maria Jimenez

Joe Smith

Stacey Streetman

Eric Huneycutt

Michael Long

Others Present

Jeff Tyndall, Director of Planning

John Spainhoward, Deputy Director

Brent Clemmons, Design Review Coordinator

Sarah Cook, Long Range Planner

Angela Latta, Planning Tech.

LaDonna Marshall, Office Manager

Ruth Russell, Site Review/ Address Manager

Daniel Morris, GIS Planner

Jackey Jones, Administrative Specialist

Sam McCanna, Planning Tech.

Chris Cowan, Clarksville Street Department

Ben Browder, Justin Crosby Clarksville Gas and Water

Jobe Moore, Clarksville Fire Department

Mr. Swift called the meeting to order at 2:00 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from August 29, 2023 meeting. Mrs. Jimenez moved to recommend approval. The motion was seconded by Ms. Streetman and carried unanimously.

Announcements/Deferrals

Mr. Swift went over the procedure for addressing The Regional Planning Commission and following applicable cases through the process.

Mr. Tyndall made the announcement that effective today the Planning Commission would start live streaming the meetings.

City Zoning Cases

CASE NUMBER: Z-50-2023 APPLICANT: 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 ACREAGE: 95.77 +/-

APPLICANT REASON FOR REQUEST: Black Oaks proposed mixed-use town center

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

See attached MXU-PUD Report

Public hearing was opened.

Will Christian III spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mrs. Streetman made a motion for approval based on it meeting all the requirements of the Mixed-Use PUD Mr. Long seconded and others were in favor. Motion for approval passed.

CASE NUMBER: Z-51-2023 APPLICANT: 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 Acreage: 0.57 +/-

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family Residential request is not out of character with the development pattern in the area.
3. The R-4 Multi-Family Residential request is an extension of an established R-4 zoning district to the west and north.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Cal Burchett spoke in favor of the case.

No speakers in opposition.

Mr. Huneycutt made the motion for approval stating it is consistent with the Land Use Plan. Mrs. Jimenez seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: Z-52-2023 APPLICANT: 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: 041 PARCEL #: 079.00 Acreage; 0.9 +/-

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.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed C-2 General Commercial District is not out of character with the development pattern in the area.
3. The request provides an opportunity for an adaptive reuse for the structure.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Hal Mathews spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Ms. Streetman made the motion for approval stating that based on the proposed zoning request is consistent with the adopted Land Use Plan. Mr. Smith seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-53-2023 APPLICANT: 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 Acreage: 2.0 +/-

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.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. This request is a corner lot, in a node of commercial activity and higher density residential development. It is also in character with the development pattern along Tylertown Road.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Kevin Short spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Long made the motion for approval based on staff recommendation that it suits the proposed request of zoning. Mrs. Jimenez seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-54-2023 APPLICANT: 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 Acreage: 0.58 +/-

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.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family Residential request is not out of character with the development pattern in the area. It is also encouraged to maintain a desirable mixture of housing types.
3. The R-4 Multi-Family Residential request is an extension of an established R-4 zoning district to the east.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

J.R. Miller spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Huneycutt made the motion for approval stating that is consistent with the Land Use Plan. Ms. Streetman seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-55-2023 APPLICANT: 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) Acreage:1.43 +/-

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

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request is within a current industrial development & is not out of character with the development pattern.
3. The proposed M-1 Light Industrial request will permit a more compact development pattern within an established industrial complex.
4. No adverse environmental issues were identified relative to this request.

Public hearing was opened.

Houston Smith spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made the motion for approval stating that the proposed M-1 Light Industrial request will permit a more compact development pattern within an established industrial complex. Mr. Long seconded. All others were in favor and motion for approval passed.

SUBDIVISION CASES:

CASE NUMBER: V-5-2023 Applicant: 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 ZONING: M-1 GROWTH PLAN: RA.

Public hearing was opened.

Cal Burchett spoke in favor of the variance.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made the motion for approval of variance as it is consistent with the existing road way, Ms. Streetman seconded. All others were in favor. Motion for approval of variance passed.

Mr. Parker presented the consent agenda. No items were pulled for consideration.

CASE NUMBER: S-33-2023: DEFERRAL

CASE NUMBER: S-44-2023 Applicant: PTL Logistics, Ed Neely, DBJ 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 +/- ZONING: M-1

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

CASE NUMBER: S-47-2023 Applicant: Rolanda Amos& Elliott Kershaw

REQUEST: Preliminary Plat Approval of E & R Estates West Lots1-7 (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 +/-

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begin.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access/Ordinance.

CASE NUMBER S-52-2023: DEFERRAL

Mr. Long made the motion to approve the consent agenda for subdivisions. Mr. Smith seconded (with clarification that the deferrals were being approved for deferral). All others were in favor and motion for approval of consent agenda passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases. No items were pulled for consideration.

CASE NUMBER: SR- 23-2023: DEFERRAL

CASE NUMBER: SR-34-2023: WITHDRAWN

CASE NUMBER: SR-39-2023; DEFERRAL

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 +/- SQ FOOTAGE: 10,311.91

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading and drainage and grading plans by the County Building and Codes Department.
3. Approval from RJ Corman.
4. Provide a combination deed or plat.

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 +/- SQ FOOTAGE: 1,915,507

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading and drainage plans by the County Building and Codes Department.

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 +/- SQ FOOTAGE: 30,000

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and grading plans by the City Street Department.
3. Approval from the Fire Department.
4. Subdivision/Minor plat completed.
5. Approval of a landscape plan.

Mr. Smith made the motion to approve the consent agenda. Mrs. Jimenez seconded. All others were in favor and motion for approval of consent agenda passed.

OTHER BUSINESS:

A. Monthly Profit and Loss Statement

Mr. Tyndall presented the P & L.

Mr. Smith made the motion for approval. Mrs. Jimenez seconded. All others were in favor. Motion for approval passed.

B. Release of Bond Request for Mila's Way Final Plat (S-04-2023)

Mr. Smith made the motion for approval. Ms. Streetman seconded. All others were in favor. Motion for approval passed.

C. Initiate Update of the County Zoning Resolution as it Pertains to Guthrie Highway Access Management

Mr. Tyndall presented.

Ms. Streetman made the motion for approval. Mr. Smith seconded. All others were in favor. Motion for approval passed.

Public Comment Period

Fred Zellinger spoke in public comment period.

No other speakers.

Public comment closed.

The meeting was adjourned at 2:47 PM.

ATTEST:  _____ Chairman



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Z-50-2023: Preliminary MXU-PUD Application

Staff Summary

September 26th, 2023

Applicant: *Christian Innovative Enterprises*

Agent: *Christian Innovative Enterprises*

Current Zoning: Ag

Proposed Zoning: MXU-PUD

Acres: 83.59 acres

Proposed Land Uses

Mixed Use District West: 45.48 Acres, 10 du per acre gross

Full Build-out

- **47,500 SF of Retail/Commercial.**
- **451 Total Residential to include**
 - 61 Townhomes
 - 130 Senior Living three story residence
 - 144 Multi-family only
 - 116 Residential above Commercial
- **Amenities: Clubhouse, Trails, Pool, Preserved Open Space**
- **Open Space: 8 acres or 17.87%**

Tract 1 East: 28.3 Acres, 1.3 du per acre gross

Full Build-out

- **146,140 SF of Retail and Commercial**
- **15,000 SF Office**
- **41,640 SF Mixed Use (Office/Commercial)**
- **38 potential residences, Multi-family above retail commercial**
- **Open Space 6.19%**

Intent PUD: *City Zoning Ordinance 3.3.12*

The purpose of the Mixed-Use PUD is to create pedestrian oriented neighborhoods by encouraging a variety of infill housing choices, with retail, office, restaurants, and public facilities or institutions, that are less automobile dependent. The MXU-PUD is intended to promote flexibility in design standards and

diversification of complimentary land uses. This is accomplished by applying a professionally prepared development plan, and to promote the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities.

Proposed MXU-PUD meets the intent of the above ordinance

Minimum Requirements

- MXU-PUD Size: greater than 5-acre, Yes
- Density: Min Overall Gross Density 5 dwelling units per acre, Max Overall Gross Density 40 du per acre, *Yes proposed du/acre 5.84 gross*
- Mixture of Uses: Min single use no more than 80%, Yes
- Open Space: Greater than 20% of Gross Site Acreage, *Yes, 24.06%*
- Water and Sewer: *Water and Sewer will need to be extended to the site*
- Transportation:
 - *In leu of the requested TIS updates for impacts to the proposed phase I of the development on Trenton Road requested by the planning commission on the August 29th Public Hearing, the developer elected from the floor to wait to proceed with the project until the full connection to Wilma Rudolph was made.*

Summary:

Transportation Notes:

The Black Oaks MXU-PUD application is conditional with a phasing plan for the "Black Oaks Development" that will not permit any phase or section of the proposed "Black Oaks MXU-PUD" to be submitted to the Clarksville Montgomery County Regional Planning Commission for final PUD approval until the letting of the construction contract for the second phase of the Spring Creek Parkway (or the full connection to Wilma Rudolph). The RPC may extend any of this timeline with cause.

Recommendations

Approval