

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

November 28, 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: 10/24/2023

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 11/30/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/7/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/4/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 12/11/2023 - 6:00 P.M.

1. CASE NUMBER: Z-57-2023 APPLICANT(S): Mary Lu Persinger AGENT: Bert Singletary

REQUEST: AG Agricultural District

to R-2A Single-Family Residential District/ C-5 Highway & Arterial Commercial District & C-2

General Commercial District

LOCATION: A large tract of land located at the northeast corner of the Tiny Town Rd. & Allen Rd. intersection.

TAX MAP(S): 006 PARCEL #: 037.00 CIVIL DISTRICT: 3

APPLICANT REASON FOR REQUEST: Property is being zoned to commercial at Tiny Town Road as an extension of an existing zone and then transitioning northerly to C-2 and then R2-A, a residential zone to match the existing R-2 on the north property line.

CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 89.1 +/-

2. CASE NUMBER: Z-58-2023 APPLICANT(S): McGregor Holleman AGENT: John Mark Holleman

REQUEST: M-1 Light Industrial District

to CBD Central Business District

LOCATION: A parcel of land located east of the Spring St. & Beaumont St. intersection.

TAX MAP(S): 066B PARCEL #: B 040.00 CIVIL DISTRICT: 12

APPLICANT REASON FOR REQUEST: To bring the zoning in character with the surrounding area.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.35 +/-

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

3. CASE NUMBER: Z-59-2023 APPLICANT(S): Jeffery Robinson AGENT: Cody Dahl

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

LOCATION: A parcel of land fronting on the south frontage of Hickory Heights, 310 +/- feet west of the Hickory Hts. & Walnut Dr. intersection.

TAX MAP(S): 079B PARCEL #: C 002.00 CIVIL DISTRICT: 12

APPLICANT REASON FOR REQUEST: Infill development. Projections indicate 4 lots.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .91 +/-

4. CASE NUMBER: Z-60-2023 APPLICANT(S): Hunter Winn

REQUEST: R-1 Single-Family Residential District
to R-6 Single-Family Residential District

LOCATION: A lot fronting on the west frontage of Seven Mill Ferry Rd. North, 250 +/- feet north of the Seven Mill Ferry Rd. North & Old Seven Mile Ferry Rd. intersection.

TAX MAP(S): 079L PARCEL #: B 022.00 CIVIL DISTRICT: 12

APPLICANT REASON FOR REQUEST: to update and revitalize the lot and the area in general.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.12 +/-

5. CASE NUMBER: Z-61-2023 APPLICANT(S): Eubank, LLC (Michael Eubank) AGENT: Johnny Piper

REQUEST: M-2 General Industrial District
to M-1 Light Industrial District

LOCATION: A tract fronting on the south frontage of Eubank Dr., 700 +/- feet west of the Eubank Dr. & Innovation Way intersection.

TAX MAP(S): 054 PARCEL #: 011.16 054 011.13 (p/o) CIVIL DISTRICT: 7

APPLICANT REASON FOR REQUEST: For a light industrial development similar to West Dunbar Cave Road and Industrial Drive.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.16 +/-

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

6. CASE NUMBER: Z-62-2023 APPLICANT(S): Christopher E Dority, ET AL
REQUEST: R-1 Single-Family Residential District / R-3 Three Family Residential District
to R-4 Multiple-Family Residential District
LOCATION: Two parcels of land fronting on the north frontage of Pollard Rd. north/northwest of the Pollard Rd.
& Quentin Dr. intersection.
TAX MAP(S): 043L PARCEL #: H 027.00, H 027.01 CIVIL DISTRICT: 7
APPLICANT REASON FOR REQUEST: To allow applicant to be able to pull a building permit and for future
development purposes.
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.98 +/-

7. CASE NUMBER: Z-63-2023 APPLICANT(S): Robert Holt AGENT: Bill Mace
REQUEST: AG Agricultural District
to R-2 Single-Family Residential District
LOCATION: A tract of land fronting on the north frontage of McClardy Rd, 875 +/- feet east of the McClardy
Rd. & Whitt Ln. intersection.
TAX MAP(S): 031 PARCEL #: 034.06 CIVIL DISTRICT: 3
APPLICANT REASON FOR REQUEST: Would like to get the property rezoned in order to develop single
family housing.
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 8.23 +/-

8. CASE NUMBER: Z-64-2023 APPLICANT(S): Robert Wheeler, Walter Montero, Lisa Andrews
AGENT: Bill Mace
REQUEST: R-1 Single-Family Residential District / O-1 Office District
to C-2 General Commercial District
LOCATION: A parcel of land with frontage on the south frontage of Madison St. 675 +/- feet of the Madison St.
& Crossland Ave. intersection. The parcel also has frontage on the north frontage of Crossland Ave.
TAX MAP(S): 065P PARCEL #: J 025.00 CIVIL DISTRICT: 12
APPLICANT REASON FOR REQUEST: For a retail development
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 1.77 +/-

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

9. CASE NUMBER: Z-65-2023 APPLICANT(S): J & N Enterprises, Inc.

REQUEST: R-2 Single-Family Residential District / R-2D Two-Family Residential District
to C-2 General Commercial District / C-5 Highway & Arterial Commercial District

LOCATION: For a portion of the tract of land located north of Tiny Town Rd., east of Andersonville Dr. & west of Egret Dr. & Sand Piper Dr.

TAX MAP(S): 007 PARCEL #: 004.00 (p/o) CIVIL DISTRICT: 2

APPLICANT REASON FOR REQUEST: To increase commercial area to accommodate a large commercial customer.

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 44.5 +/-

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

REQUEST: AG Agricultural District
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 +/-

11. CASE NUMBER: CZ-18-2023 APPLICANT(S): Jack Frazier, Joe Frazier, Jason Frazier

AGENT: Jack Frazier Eric Yow

REQUEST: AG Agricultural District
to C-5 Highway and Arterial Commercial District

LOCATION: A portion of the parcel located at the southeast corner of the Highway 48/13 & Salem Ridge Rd. intersection & the southwest corner of the Old Highway 48 & Salem Ridge Rd. intersection.

TAX MAP(S): 112 PARCEL #: 103.00 (p/o) CIVIL DISTRICT: 17

APPLICANT REASON FOR REQUEST: Extension of existing C-5 zoning to remove split zoned condition. CO.

COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.1

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

12. CASE NUMBER: CZ-19-2023 APPLICANT(S): Johnny Goad AGENT: Chris Blackwell

REQUEST: R-1 Single-Family Residential District
to C-5 Highway and Arterial Commercial District

LOCATION: A parcel of land located at the southwest corner of the Dover Rd. & Old Dover Rd.

TAX MAP(S): 053 PARCEL #: 098.00 CIVIL DISTRICT: 8

APPLICANT REASON FOR REQUEST: Proposed commercial business opportunities

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.88

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13. 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 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-8-2023.

WITHDRAWN

Hickory Wild Section 3A

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations to Sections 4.1.2. Subsections 1. and 1.A.

“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:”

“Each subdivision shall continue all public streets and road stubbed to the boundary of the development plan by previously approved (built and unbuilt) active subdivisions.”

The request is to not extend the existing John Duke Tyler Blvd. to the north to connect with the approved Wellington Fields Section 6 Subdivision.

APPLICANT/OWNER: R. Gordon Seay, Jr.

LOCATION: North of the current terminus of John Duke Tyler Blvd.

MAP: 034 PARCEL: 052.05 (p/o)

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-9-2023.

E Evans Road Extension Right of way Dedication

VARIANCES REQUESTED:

The applicant is requesting two (2) variances from the Subdivision Regulations

4.1.9. Subsection 1 (portion of) **and Table 4.1** “The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be shorter than 150 feet or longer than indicated in Table 4.1. For cul-de-sacs 1,000 feet or longer a permanent intermediate turnaround located between at or near the midway point with a right-of-way radius of not less than fifty (50) feet and a pavement radius of not less than forty-five (45) feet” Table 4.1 indicates a maximum length of “750 feet”.

4.1.9. Subsection 2 “. If a variance is granted for a cul-de-sac to exceed one-thousand (1,000) feet, an intermediate turnaround is required and shall meet the requirements of 4.1.9.1 above.”

The request is to extend E Evans Road by 280’ for a total length of approximately 2,454’ and to not provide an intermediate turnaround.

APPLICANT/OWNER: Chris Travis

LOCATION: West of and adjacent to the current terminus of E Evans Road.

MAP: 108 PARCEL: 014.00 (p/o) 014.01 (p/o)

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-52-2023 APPLICANT/OWNER: R. GORDON SEAY, JR. **WITHDRAWN**
 REQUEST: Preliminary Plat Approval of 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

- 2. CASE NUMBER: S-74-2023 APPLICANT/OWNER: CHRIS TRAVIS
 REQUEST: Preliminary Plat Approval of E EVANS ROAD EXTENSION RIGHT OF WAY DEDICATION
 LOCATION: West of and adjacent to the current terminus of E Evans Road.
 MAP: 108 PARCEL: 014.00 (p/o) 014.01 (p/o) ACREAGE: 0.36 +/-
 # OF LOTS: 0 CIVIL DISTRICT(S): 10
 ZONING: AG GROWTH PLAN: RA

- 3. CASE NUMBER: S-75-2023 APPLICANT/OWNER: OAK ST. LLC
 REQUEST: Revised Preliminary Plat Approval of JOURNEY ESTATES SECTION 2
 LOCATION: North of and adjacent to the current terminus of Plum Street
 MAP: 055 PARCEL: 001.00 ACREAGE: 13.26 +/-
 # OF LOTS: 52 +/- CIVIL DISTRICT(S): 7
 ZONING: R-3 GROWTH PLAN: CITY

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

1. CASE NUMBER: SR-50-2023 APPLICANT: Kevin Huh
AGENT: Billy Ray Suiter
DEVELOPMENT: Huh Office Building
PROPOSED USE: Office Building
LOCATION: 1130 College Street MAP: 055M, C 005.00 ACREAGE: 4.15 +/- CIVIL DISTRICT: 12
UNITS: SQ FOOTAGE: 13,800

2. CASE NUMBER: SR-51-2023 APPLICANT: Johnny Piper
AGENT: Houston Smith
DEVELOPMENT: Eubank Drive Warehouse/Office Building
PROPOSED USE: Office/Warehouse
LOCATION: Eubank Drive MAP: 054, 011.13 ACREAGE: 10.69 +/- CIVIL DISTRICT: 7 UNITS:
SQ FOOTAGE: 4,800

3. CASE NUMBER: SR-52-2023 Z-20-2023 APPLICANT: Singletary Construction LLC
AGENT: Britt Little
DEVELOPMENT: Walker Farms Final PUD
PROPOSED USE: Retail, Office, Apartments
LOCATION: Pea Ridge Road MAP: 041, 039.00 ACREAGE: 22.5 +/- CIVIL DISTRICT: 6 UNITS:
387 SQ FOOTAGE: 149,100

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

11/28/2023

4. CASE NUMBER: SR-53-2023 APPLICANT: Triumph Investments
AGENT: Cal McKay
DEVELOPMENT: Curious Panda Academy
PROPOSED USE: Daycare Center
LOCATION: 1429 Dunlop Lane MAP: 040, 009.00 ACREAGE: 3.00 +/- CIVIL DISTRICT: 6
UNITS: SQ FOOTAGE: 26,151

5. CASE NUMBER: SR-54-2023 APPLICANT: Vision Development & Construction
AGENT: Cal Burchett
DEVELOPMENT: Gerber Collision & Glass
PROPOSED USE: Automobile Repair
LOCATION: 510 Pea Ridge Road
Lot 3 (P/O) Wilson Seay Pea Ridge Subdivision MAP: 041, 040.02 ACREAGE: 1.75 +/- CIVIL
DISTRICT: 6 UNITS: SQ FOOTAGE: 16,479

6. CASE NUMBER: SR-55-2023 APPLICANT: Eddie Burchett
AGENT: Cal Burchett
DEVELOPMENT: Exit 8 Condos
PROPOSED USE: Multifamily
LOCATION: 1736 Hankook Road MAP: 058, 003.01 ACREAGE: 11.17 +/- CIVIL DISTRICT: 1/6
UNITS: 91 SQ FOOTAGE:

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

11/28/2023

7. CASE NUMBER: AB-9-2023 APPLICANT: City of Clarksville

AGENT: Jerome Henderson

DEVELOPMENT: City of Clarksville Abandonment

PROPOSED USE: Abandonment

LOCATION: North of Marion St, South of Bailey St, and East of 8th St, West of Ford St MAP: Between 066-

C-D-028.00 & 066-G-C-020.00 ACREAGE: 0.045 CIVIL DISTRICT: 12 UNITS: SQ

FOOTAGE: 1,960

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. PLAN OF SERVICE A-4-2023

C. PLAN OF SERVICE PROGRESS REPORTS A-1-2021, A-2-2021,
A-1-2022 & A-1-2023

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda