

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- AGENDA -

December 21, 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: 11/28/2023

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/28/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/4/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/2/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 1/8/2023 - 6:00 P.M.

1. CASE NUMBER: Z-66-2023 APPLICANT(S): Vernon Weakley

REQUEST: O-1 Office District

to C-5 Highway & Arterial Commercial District

LOCATION: A parcel fronting on the north frontage of Rossview Rd., 440 +/- feet west of the Warfield Blvd. & Rossview Rd. intersection.

TAX MAP(S): 041M PARCEL #: B 008.00 CIVIL DISTRICT: 6

APPLICANT REASON FOR REQUEST: Property to be used for a commercial flooring office/business.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 0.78 +/-

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2. CASE NUMBER: Z-67-2023 APPLICANT(S): Donald Webb AGENT: Gabe Ramos **DEFERRED**

REQUEST: R-4 Multiple-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Two parcels fronting on the north frontage of Britton Springs Rd., 820 +/- feet west of the Ft. Campbell Blvd. & Britton Springs Rd. intersection.

TAX MAP(S): 030H PARCEL #: C 025.00, C 026.01 CIVIL DISTRICT: 3

APPLICANT REASON FOR REQUEST: We are requesting the zoning change to allow for single family and to build smaller and more affordable homes.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 0.49 +/-

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

3. CASE NUMBER: Z-68-2023 APPLICANT(S): Terrence Burney

REQUEST: R-2 Single-Family Residential District  
to C-1 Neighborhood Commercial District

LOCATION: A parcel fronting on the east frontage of Kelly Ln. 135 +/- feet south of the Kelly Ln. & Bagwell Dr. intersection.

TAX MAP(S): 080A PARCEL #: B 049.00 CIVIL DISTRICT: 12

APPLICANT REASON FOR REQUEST: To provide a daycare for low income families or office space suites.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.34 +/-

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4. CASE NUMBER: Z-69-2023 APPLICANT(S): Terrence Burney

REQUEST: M-2 General Industrial District  
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of N. Ford St. 160 +/- feet north of the southern terminus of N. Ford St.

TAX MAP(S): 055J PARCEL #: A 003.00 CIVIL DISTRICT: 7

APPLICANT REASON FOR REQUEST: Extend the multi-family zoning for a more appropriate use and provide work force housing.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.47 +/-

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5. CASE NUMBER: Z-70-2023 APPLICANT(S): PB & J AGENT: Bryce Powers **DEFERRED**

REQUEST: R-1 Single-Family Residential District  
to PUD Planned Unit Development Residential District

LOCATION: Property fronting on Manning Heights at the northeast corner of the Riverside Dr. & Cumberland Dr. intersection.

TAX MAP(S): 079G PARCEL #: A 001.00, A 002.00 CIVIL DISTRICT: 12

APPLICANT REASON FOR REQUEST: This rezoning request will provide much needed housing opportunities in the downtown area, will provide for additional economic activity in the area, and enhance this portion of the Riverside Drive corridor.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 2.88 +/-

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

6. CASE NUMBER: Z-71-2023 APPLICANT(S): JDM Holdings, LLC AGENT: Marty Darnell

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

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Evans Rd., 60 +/- feet south of the Evans Rd. & Shaw Dr. intersection.

TAX MAP(S): 044D PARCEL #: B 025.00 B 026.00 (p/o) CIVIL DISTRICT: 3

APPLICANT REASON FOR REQUEST: To remove split zoning from one parcel in order to develop small multifamily community.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 1.30 +/-

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7. CASE NUMBER: CZ-20-2023 APPLICANT(S): Wanda G Darnell

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: A parcel of land fronting on the southeast frontage of Indian Mound Rd., 970 +/- feet southwest of the Indian mound Rd. & Caps Rd. intersection.

TAX MAP(S): 071 PARCEL #: 052.00 CIVIL DISTRICT: 9

APPLICANT REASON FOR REQUEST: The property was created in 1974 as 1.36, the owner wishes to bring this property in conformance with zoning. E-1 is the most logical choice.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.36 +/-

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8. CASE NUMBER: CZ-21-2023 APPLICANT(S): Carolyn Jackson Houston

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: A tract of land located at the southern terminus of Ireland Way. Further identified as South of Dover Rd. & west of S. Liberty Church Rd.

TAX MAP(S): 053 PARCEL #: 172.01 CIVIL DISTRICT: 8

APPLICANT REASON FOR REQUEST: To develop the property into a single family subdivision, being an extension of the current subdivision being developed to the north.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 43.7 +/-

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

9. CASE NUMBER: CZ-22-2023 APPLICANT(S): Arnold Gebers AGENT: Dale Brown

REQUEST: R-3 Three Family Residential District

to O-1 Office District

LOCATION: A portion of a tract of land fronting on the southeast forntage of SR Highway 76, 1,000 +/- feet northeast of the SR Highway 76 & N. Woodson Rd. intersection.

TAX MAP(S): 063 PARCEL #: 052.01 (p/o) CIVIL DISTRICT: 5

APPLICANT REASON FOR REQUEST: To move Wild Roots Wellness doctor's office into the existing log cabin

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1 +/-

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

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

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*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-80-2023 APPLICANT/OWNER: BRUCE CARDEN  
REQUEST: Preliminary Plat Approval of DOGWOOD LANDING (previously called Dogwood Hills)  
LOCATION: East of and adjacent to Dogwood Trail, west of and adjacent to Evans Road, approximately 160 feet northwest of the intersection of Dogwood Trail and Evans Road.  
MAP: 029L PARCEL: C 021.00, C 022.00 ACREAGE: 1.52 +/-  
# OF LOTS: 15 +/- CIVIL DISTRICT(S): 3  
ZONING: R-3 GROWTH PLAN: CITY

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2. CASE NUMBER: S-81-2023 APPLICANT/OWNER: STATE OF TENNESSEE  
REQUEST: Preliminary Plat Approval of WYLMA VAN ALLEN RIGHT OF WAY DEDICATION  
LOCATION: North of and adjacent to Wylma Van Allen Place, approximately 60' east of its terminus.  
MAP: 056 PARCEL: 062.13 (p/o) ACREAGE: 0.17 +/-  
# OF LOTS: 0 CIVIL DISTRICT(S): 12  
ZONING: C-5 GROWTH PLAN: CITY

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

1. 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:  
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2. CASE NUMBER: SR-56-2023      APPLICANT: Clarksville MF Ventures, LLC  
AGENT: Houston Smith  
DEVELOPMENT: Wilson Meadows  
PROPOSED USE: Townhomes/Multifamily  
LOCATION: Wilson Road MAP: 081, 049.00      ACREAGE: 23.22 +/-      CIVIL DISTRICT: 11      UNITS:  
150      SQ FOOTAGE:  
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3. CASE NUMBER: SR-57-2023      APPLICANT: Robert W Wheeler  
AGENT: Houston Smith  
DEVELOPMENT: 1546 Madison Street Site  
PROPOSED USE: Office Building  
LOCATION: 1546 Madison Street, MAP: 065P, J 025.00 (P)      ACREAGE: 0.70 +/-      CIVIL DISTRICT:  
12      UNITS:      SQ FOOTAGE: 9,100  
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**VI SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS (CONT.):**

12/21/2023

4. CASE NUMBER: SR-58-2023 APPLICANT: OV 08 Rossview, LLC

**WITHDRAWN**

AGENT: Aws L. Ahmed

DEVELOPMENT: Wawa Warfield Blvd. & Rossview Rd

PROPOSED USE: Convenience Store/Gas Station

LOCATION: Warfield Blvd & Rossview Rd MAP: 056, 038.00 (P) ACREAGE: 4.01 +/- CIVIL

DISTRICT: 6 UNITS: SQ FOOTAGE: 5,915

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5. CASE NUMBER: SR-59-2023 APPLICANT: OV 08 Rossview LLC

AGENT: Aws L Ahmed

DEVELOPMENT: Wawa Tylertown Rd & Trenton Rd

PROPOSED USE: Convenience Store/Gas Station

LOCATION: Tylertown Rd & Trenton Rd. MAP: 008, 002.05, 002.09 (P) ACREAGE: 4.29 +/- CIVIL

DISTRICT: 2 UNITS: SQ FOOTAGE: 5,915

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6. CASE NUMBER: SR-60-2023 APPLICANT: Haruko Brown

**DEFERRED**

AGENT: Brad Weakley

DEVELOPMENT: Atlas Coffee and Company

PROPOSED USE: Coffee Shop Drive-Through

LOCATION: 1590 Walnut Grove Rd MAP: 044, 005.01 ACREAGE: 1.15 CIVIL DISTRICT: 3

UNITS: SQ FOOTAGE: 504

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CASE NUMBER: AB-10-2023 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 066C-D-022.000026.00 & 066G-C-020.00 ACREAGE: 0.126 CIVIL DISTRICT: 12 UNITS:

SQ FOOTAGE: 5500

**VII. OTHER BUSINESS:**

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. ADOPT 2024 CALENDAR
- C. CONSIDER INITIATING ZONING ORDINANCE UPDATE RELATIVE TO THE USE OF LED/DIGITAL BULLETIN BOARDS FOR SCHOOLS AND CHURCHES WITHIN THE MADISON STREET CORRIDOR PER THE COMMON DESIGN REVIEW BOARD REQUEST
- D. PLAN OF SERVICE A-5-2023
- E. PLAN OF SERVICE PROGRESS REPORTS A-1-2018 & A-2-2023
- F. APPEAL OF DIRECTOR'S DECISION IN REFERENCE TO TRAVEL EASEMENT ON 7 BREWS RIVERSIDE DRIVE
- G. EMPLOYEE HANDBOOK UPDATES
  - 1. ANNUAL LEAVE
  - 2. RETIREMENT
  - 3. SECTION 13 AGENCY HOURS
- H. REQUEST FOR THE RPC TO CONSIDER A ZONING ORDINANCE UPDATE RELATIVE TO C-2 AND MULTIFAMILY, TOWNHOMES, AND TWO AND THREE FAMILY DWELLINGS.
- I. UPDATE THE CITY ZONING ORDINANCE IN RESPONSE TO THE TORNADO DISASTER AND REBUILDING EFFORTS
- J. UPDATE THE COUNTY ZONING RESOLUTION IN RESPONSE TO THE TORNADO DISASTER AND REBUILDING EFFORTS

**VIII. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*