



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

AGENDA

March 26, 2024

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: **February 27, 2024**

III. ANNOUNCEMENTS/DEFERRALS

IV. UPCOMING MEETINGS DATES/TIMES:

1. CITY COUNCIL INFORMAL **March 28, 2024 @ 4:30 P.M.**
2. CITY COUNCIL PUBLIC HEARING & FIRST READING **April 4, 2024 @ 6:00 P.M.**
3. COUNTY COMMISSION PUBLIC HEARING **April 1, 2024 @ 6:00 P.M.**
4. COUNTY COMMISSION FORMAL MEETING **April 8, 2024 @ 6:00 P.M.**

V. CURRENT CASES:

CASE TYPE: **CITY ZONING**

1. CASE NUMBER: **Z - 70 - 2023** OWNER(S): **PB & J**
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 #(S): **A 001.00, A 002.00**
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: **2.16 +/-**
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2. CASE NUMBER: **Z - 05 - 2024** OWNER(S): **Conwood Company LP**
REQUEST: **M-1 - Light Industrial District to CBD - Central Business District**
LOCATION: **8 parcels south of Franklin St., north of Commerce St. West of 10th St. & east of 7th St. & 4 parcels at the southwest corner of Commerce St. & 10th St.**
TAX MAP(S): **066F** PARCEL #(S): **L 008.00, 008.01, 009.00, 010.00 K 005.00, 007.00 008.00 030.00**
REASON FOR REQUEST: **For redevelopment of an existing industrial area.**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **9.94 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

DEFERRED

3. CASE NUMBER: **Z - 9 - 2024** OWNER(S): **Quiktrip Corp**
REQUEST: **C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District**
LOCATION: **Property located at the northwest corner of W. Vintage Way & Vintage Way intersection.**
TAX MAP(S): **057** PARCEL #(S): **016.04**
REASON FOR REQUEST: **Zone change will allow for additional potential tenants for proposed Retail/Office Development. C-5 allows for uses that are not allowed in C-4 such as professional office, personal care services and many other retail establishments.**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **3.17 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

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4. CASE NUMBER: **Z - 10 - 2024** OWNER(S): **Chris Blackwell Construction**
REQUEST: **R-1 - Single-Family Residential District to R-6 - Single-Family Residential District**
LOCATION: **A portion of a tract that is located at the northeast corner of the Gupton Ln. & Gupton Circle intersection.**
TAX MAP(S): **079L** PARCEL #(S): **B 029.00 (p/o)**
REASON FOR REQUEST: **Request more dense single family zoning to assist with required roadway and utility improvements.**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **2.27 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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5. CASE NUMBER: **Z - 11 - 2024** OWNER(S): **Shaun Robertson**
REQUEST:**R-3 - Three Family Residential District to R-6 - Single-Family Residential District**
LOCATION: **West of and adjacent to Martin Street, south of Crossland Avenue, east of Cumberland Drive**
TAX MAP(S): **066N** PARCEL #(S): **D 027.00**
REASON FOR REQUEST: **To extend the existing R-6 zoning and provide two single family lots.**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.18 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

6. CASE NUMBER: **Z - 12 - 2024** OWNER(S): **Shaun Robertson**
REQUEST:**R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District**
LOCATION: **Northwest corner of the Tiny Town Rd. & Green Acres Dr. intersection.**
TAX MAP(S): **006I** PARCEL #(S): **D 011.00**
REASON FOR REQUEST: **To provide a commercial C-5 development on an arterial roadway.**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **.62 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

7. CASE NUMBER: **Z - 13 - 2024** OWNER(S): **Gateway Baptist Church of Clarksville**
REQUEST:**AG - Agricultural District to R-4 - Multiple-Family Residential District**
LOCATION: **Property fronting on the north frontage of Needmore Rd., 395 +/- feet west of the Needmore Rd. & Arthurs Ct. intersection.**
TAX MAP(S): **031** PARCEL #(S): **027.00**
REASON FOR REQUEST: **For multifamily development**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **4.17 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

8. CASE NUMBER: **ZO - 2 - 2024** OWNER(S): **Clarksville Montgomery County Regional Planning Commission**
REQUEST:
LOCATION:
TAX MAP(S): PARCEL #(S):
REASON FOR REQUEST: **Changes to the C-2 Zoning Classification regarding duplexes and townhomes per City BZA request**
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: +/-
GROWTH PLAN AREA: CIVIL DISTRICT :

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

CASE TYPE: **SUBDIVISION(S)**

9. CASE NUMBER: **S - 14 - 2024** OWNER(S): **Robert Meadows & Stephen Dennis**
REQUEST: **Preliminary Plat Approval of Forrest Park Block 14 lots 11-13 & Preliminary Lots 14 -1 9**
LOCATION: **Southeast of and adjacent to the intersection of Kleeman Drive and Everett Drive.**
TAX MAP(S): **079C** PARCEL #(S): **E 025.00 E 026.00**
- CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **.79 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT :
ZONING: **R-6 - Single-Family Residential District**
OF LOTS: **9 +/-**
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10. CASE NUMBER: **S - 15 - 2024** OWNER(S): **Bill Belew**
REQUEST: **Preliminary Plat Approval of Ardell Drive, Sprowls Drive & Varriale Drive Right of Way Dedications**
LOCATION: **West of and adjacent to Needmore Road, east of and adjacent to Ardell and Varriale Drives.**
TAX MAP(S): **031** PARCEL #(S): **009.00 (p/o)**
- CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **5.39 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT :
ZONING: **AG - Agricultural District**
OF LOTS: **0 +/-**
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11. CASE NUMBER: **SR - 06 - 2024** OWNER(S): **CBF Enterprises**
DEVELOPMENT: **Clarksville Foust**
LOCATION: **West of Guthrie Hwy, approximately 2,400 southwest of the intersection of Clear Springs Rd and Guthrie Hwy.**
TAX MAP(S): **015** PARCEL #(S): **003.06**
PROPOSED USE: **Warehouse and Foundry**
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: **24.8 +/- +/-**
GROWTH PLAN AREA: CIVIL DISTRICT : **1**

ZONING: **M-2 - General Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **99,600 +/-**

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12. CASE NUMBER: **SR - 07 - 2024** OWNER(S): **CJM Developments, LLC**
DEVELOPMENT: **Leatherwood Distillery**
LOCATION: **119 College Street**
TAX MAP(S): **066G** PARCEL #(S): **A 007.00**
PROPOSED USE: **Restaurant/Distillery/Tasting room**
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: **1.5 +/- +/-**
GROWTH PLAN AREA: CIVIL DISTRICT : **12**

ZONING: **CBD - Central Business District**
OF UNITS: **+/-** SQ FOOTAGE: **8,424 +/-**

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13. CASE NUMBER: **SR - 09 - 2024** OWNER(S): **Haines Gipson & Associates**
DEVELOPMENT: **Jim 'N Nick's**
LOCATION: **South of 101st Airborne Division Parkway. 300+/- feet east of Pea Ridge Road**
TAX MAP(S): **041** PARCEL #(S): **039.09(portion)**
PROPOSED USE: **Restaurant**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.38 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **4,900 +/-**
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14. CASE NUMBER: **SR - 10 - 2024** OWNER(S): **Kimley-Horn & Associates, Inc.**
DEVELOPMENT: **Raising Cane's**
LOCATION: **2792 Wilma Rudolph**
TAX MAP(S): **032** PARCEL #(S): **111.01**
PROPOSED USE: **Restaurant/Fast Food**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.72 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **2,913 +/-**

15. CASE NUMBER: **SR - 11 - 2024** OWNER(S): **Marty Darnell**
DEVELOPMENT: **Evans Road Condos**
LOCATION: **Evans Road**
TAX MAP(S): **044D** PARCEL #(S): **B 025.00 B 026.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **3.7 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **3 +/-** SQ FOOTAGE: **+/-**

16. CASE NUMBER: **SR - 12 - 2024** OWNER(S): **Elliott Partners LTD**
DEVELOPMENT: **Elliott Electric Supply**
LOCATION: **191 Terminal Road**
TAX MAP(S): **032** PARCEL #(S): **022.01**
PROPOSED USE: **Construction Materials Supplier**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **3.44 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **M-2 - General Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **15,000 +/-**

17. CASE NUMBER: **SR - 13 - 2024** OWNER(S): **James Harris**
DEVELOPMENT: **James Harris Property**
LOCATION: **2959 Hwy 41-A**
TAX MAP(S): **081** PARCEL #(S): **024.01**
PROPOSED USE: **Speculative Office**
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: **.81 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **4,278 +/-**

VI. OTHER BUSINESS:

- A. Comprehensive Plan Public Hearing and Adoption**
- B. Profit and Loss**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda