

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

January 25, 2022

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: 12/28/2021

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/27/2022 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/3/2022 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/7/2022 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 2/14/2022 - 6:00 P.M.

1. CASE NUMBER: Z-1-2022 APPLICANT(S): Terrence Burney AGENT: Mid State Investments LLC

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property located on the west frontage of Givens Ln., 360 +/- feet north of the Daniel St. & Givens Ln. intersection, property also fronts on east frontage of Dyce Ln.

TAX MAP(S): 079D PARCEL #: D 030.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Rezone will provide the best use of affordable single family homes on vacant infill area

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .54

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

2. CASE NUMBER: Z-2-2022 APPLICANT(S): Bizhan Ebrahimi AGENT: Bradley Jackson
REQUEST: C-1 Neighborhood Commercial District
to C-2 General Commercial District

LOCATION: A portion of the property located at the southwest corner of the Woodmont Blvd. & Greenwood Ave. intersection.

TAX MAP(S): 079C PARCEL #: E 011.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Current zoning would allow for commercial only, but not any residential component. The intent is to build some type of townhome/multi-family development. Project could include commercial component depending on feasibility research with adjoining commercial zoning and upcoming reno.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 3.03

3. CASE NUMBER: Z-3-2022 APPLICANT(S): Moore Construction Co. Inc.

REQUEST: M-2 General Industrial District
to C-2 General Commercial District

LOCATION: A portion of the property fronting on the southeast frontage of Wilma Rudolph Blvd., 550 +/- feet northeast of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.

TAX MAP(S): 056 PARCEL #: 070.00 (po) CIVIL DISTRICT: 12

REASON FOR REQUEST: To allow for medical office.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .56

4. CASE NUMBER: CZ-1-2022 APPLICANT(S): Dana Mahoney Lillian C. Mahoney Goad

AGENT: Jason Daugherty

DEFERRED

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

LOCATION: Property fronting on the north frontage of Dunlop Ln., 325 +/- feet west of the Dunlop Ln. & Michaela Cir. intersection.

TAX MAP(S): 040 PARCEL #: 004.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To allow appropriate commercial development commensurate in the transition zone between residential uses to the east and industrial uses to the west.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 3.1

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

5. CASE NUMBER: CZ-2-2022 APPLICANT(S): Ulrich E. Ankersoc Lauren E. Ankersoc

AGENT: Matthew J. Ellis

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: Property fronting on the north frontage of Sango Rd., 1,550 +/- feet east of the Sango Rd. & S. Woodson Rd. intersection.

TAX MAP(S): 082 PARCEL #: 093.01 (p/o) CIVIL DISTRICT: 5

REASON FOR REQUEST: Seeking rezoning in order to develop single family residential housing.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 22.2

6. CASE NUMBER: CZ-3-2022 APPLICANT(S): Bryce Powers AGENT: Billy Hughes

REQUEST: C-5 Highway and Arterial Commercial District
to M-2 General Industrial District

LOCATION: Property fronting on the northeast frontage of Highway 41-A, 1,930 +/- feet southeast of the 41-A & Pineywoods Rd. intersection.

TAX MAP(S): 011 PARCEL #: 020.00, 022.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: To allow for contractor's office

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 2.37

7. CASE NUMBER: CZ-4-2022 APPLICANT(S): Steven Kocher

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

LOCATION: Property fronting on the north frontage of Woodlawn Rd., 4,570 +/-feet west of the Woodlawn Rd. & Hwy 79 / Dover Rd. intersection.

TAX MAP(S): 052 PARCEL #: 047.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: Build house & workshop for personal use.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 2.89

V. SUBDIVISIONS:

VARIANCE(S) REQUESTED

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

3+ CASE NUMBER: S-2-2022 (VARIANCE ONLY)

APPLICANT/OWNER: MARK HOLLEMAN

REQUEST: Revised Preliminary Plat Approval of PARK AT OLIVER FARMS (CLUSTER)

LOCATION: East of and adjacent to Kirkwood Road, south of and adjacent to Buck Road, immediately southeast of the intersection of Buck and Kirkwood Road.

VARIANCE(S) REQUESTED: The applicant is requesting a variance from Section 4.1.9 Subsection 1. of the Subdivision Regulations for the proposed "Road H" to allow a cul-de-sac length of approximately 866', which exceeds the maximum allowed of 750'.

4+ CASE NUMBER: S-3-2022 (VARIANCE ONLY)

APPLICANT/OWNER: BERT SINGLETARY

REQUEST: Preliminary Plat Approval of ROSS FARMS (CLUSTER)

LOCATION: South of and adjacent to Dunbar Cave Road, north of the Red River, approximately 1,220 feet" southwest of the intersection of Dunbar Cave Road and Moss Road.

VARIANCE(S) REQUESTED: The applicant is requesting a variance from Section 4.1.2 Subsection 10.C. of the Subdivision Regulations to allow for one (1) road outlet (and the use of an existing stub road) to the arterial and collector system instead of the required ~~three (3)~~ four (4) outlets.(corrected)

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-133-2021 APPLICANT/OWNER: HAYES AND ASSOCIATES
REQUEST: Final Plat Approval of OAK PLAINS ESTATE
LOCATION: East of Ashland City Road, west of and adjacent to Old oak Plains Road, approximately
350 feet north of the intersection of Old Oak Plains and Oak Plains Road.
MAP: 126 PARCEL: 066.00 ACREAGE: 52.08
OF LOTS: 37 CIVIL DISTRICT(S): 14
ZONING: E-1 GROWTH PLAN RA

2. CASE NUMBER: S-1-2022 APPLICANT/OWNER: BIBLE BAPTIST CHURCH
REQUEST: Preliminary Plat Approval of PROSPECT DRIVE RIGHT OF WAY DEDICATION **WITHDRAWN**
LOCATION: East of and adjacent to Sango Road, west of Interstate 24, approximately 335 feet north and
east of the intersection of Sango Road and Woody Lane.
MAP: 063 PARCEL: 069.00 ACREAGE: .14
OF LOTS: 0 CIVIL DISTRICT(S): 11
ZONING: R-5 GROWTH PLAN CITY

3. CASE NUMBER: S-2-2022 APPLICANT/OWNER: MARK HOLLEMAN
REQUEST: Revised Preliminary Plat Approval of PARK AT OLIVER FARMS & OLIVER RESERVE
(CLUSTER)(REVISED PRELIMINARY)
LOCATION: East of and adjacent to Kirkwood Road, south of and adjacent to Buck Road, immediately
southeast of the intersection of Buck and Kirkwood Road.
MAP: 034 PARCEL: 023.00 ACREAGE: 128.66
OF LOTS: 276 CIVIL DISTRICT(S): 1
ZONING: R-1 GROWTH PLAN UGB

4. CASE NUMBER: S-3-2022 APPLICANT/OWNER: BERT SINGLETARY
REQUEST: Preliminary Plat Approval of ROSS FARMS (CLUSTER)
LOCATION: South of and adjacent to Dunbar Cave Road, north of the Red River, approximately 1,220 feet
southwest of the intersection of Dunbar Cave Road and Moss Road.
MAP: 057 PARCEL: 132.00 ACREAGE: 366.00
OF LOTS: 903 CIVIL DISTRICT(S): 6
ZONING: R-1 GROWTH PLAN CITY

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

1. CASE NUMBER: SR-1-2022 APPLICANT: John Hadley
AGENT: Cal Burchett
DEVELOPMENT: 11 South (Changed from Hadley Condos)
PROPOSED USE: Multifamily
LOCATION: Sango Road
MAP: 063, 069.00 (portion of) ACREAGE: 10.46 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-2-2022 APPLICANT: WBW Developers
AGENT: Vernon Weakley
DEVELOPMENT: Chalet Manor
PROPOSED USE: Multifamily
LOCATION: Ziva Lane and Palmer Drive
MAP: 032, 030.01 ACREAGE: 12.66 CIVIL DISTRICT: 2

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. AUDIT PRESENTATION
- C. ROAD NAME CHANGE
- D. ELECTION OF OFFICERS