

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**January 26, 2021**

**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: 12/30/2020**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/28/2021 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/4/2021 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/1/2021 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 2/8/2021 - 6:00 P.M.**

1. CASE NUMBER: Z-1-2021 APPLICANT(S): Mark A Davis AGENT: Shannon Or William Wilford

REQUEST: M-2 General Industrial District

to C-2 General Commercial District

LOCATION: Property fronting on the southern side of Wilma Rudolph Blvd, 660+/- feet east of the intersection of Old Trenton Road and Wilma Rudolph Blvd.

TAX MAP(S): 056 PARCEL #: 071.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: The buildings will be rented out in individual office spaces. There will be a joint kitchen , conference room and restrooms.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 9

\*\*\*\*\*

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

- 2. CASE NUMBER: Z-2-2021 APPLICANT(S): Richard Collins AGENT: Richard Garrett  
REQUEST: RM-1 Single-Family Mobile Home Residential District  
to R-4 Multiple-Family Residential District  
LOCATION: Property fronting on the west side of Columbia Street, 240 +/- feet south of the Batts Lane and Columbia Street intersection.  
TAX MAP(S): 030I PARCEL #: H 003.00, H 002.01, H 004.00  
H 002.00 CIVIL DISTRICT: 3  
REASON FOR REQUEST: Applicant currently owns adjacent parcels located at 1909 Batts Lane, 1911 Batts Lane, 1903 Batts Lane and 1882 Columbia St that are already zoned R-4. Seeking to rezone to additional parcels R -4 so that the whole area can be developed into apartments.  
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

\*\*\*\*\*

- 3. CASE NUMBER: Z-3-2021 APPLICANT(S): Charles Nichols Credit Shelter Trust AGENT: James Maynard  
REQUEST: C-1 Neighborhood Commercial District / R-1 Single-Family Residential District / AG Agricultural District  
to R-1A Single-Family Residential District  
LOCATION: Property is located in the southeast corner of Tobacco Road and Nussbaumber Road  
TAX MAP(S): 019 PARCEL #: 016.02 CIVIL DISTRICT: 3  
REASON FOR REQUEST: To extend adjoining subdivision  
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

\*\*\*\*\*

- 4. CASE NUMBER: Z-4-2021 APPLICANT(S): Guerrier Development  
REQUEST: R-3 Three-Family Residential District  
to R-6 Single-Family District  
LOCATION: Property sits on the corner of Blackman Street, Charlotte Street, and Lawn Street.  
TAX MAP(S): 066 O PARCEL #: B 015.00 CIVIL DISTRICT: 12  
REASON FOR REQUEST: To create a single family in-fill development  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

\*\*\*\*\*

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

5. CASE NUMBER: Z-5-2021 APPLICANT(S): Lalana Lee Gordon Lee AGENT: Mark Holleman  
REQUEST: R-1 Single-Family Residential District  
to R-6 Single-Family District

LOCATION: Property is north of Paradise Hill Road, west of Highland Circle, 171 +/- feet west of the intersection of Highland Circle and Paradise Hill Road

TAX MAP(S): 080 A PARCEL #: E 023.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: None given by applicant

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9

\*\*\*\*\*

6. CASE NUMBER: Z-6-2021 APPLICANT(S): Oscar Lee Hearn AGENT: Eric Huneycutt REQUEST:  
M-1 Light Industrial District / R-3 Three Family Residential District  
to CBD Central Business District

LOCATION: Property is south of Crossland Avenue, east of Bradley Street, and north and south of West High Street

TAX MAP(S): 066 O PARCEL #: B 001.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To bring it to more appropriate zoning

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

\*\*\*\*\*

7. CASE NUMBER: Z-7-2021 APPLICANT(S): Frank Bryant AGENT: Albatross Partners REQUEST:  
R-3 Three-Family Residential District / C-5 Highway & Arterial Commercial District  
to R-4 Multiple-Family Residential District / R-4 Multiple-Family Residential District

LOCATION: Property is fronting on the north side of Golf Club Lane, 93 +/- feet east of the Colonial Court and Golf Club Lane intersection.

TAX MAP(S): 080 A PARCEL #: D 001.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To allow for a multifamily development

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9

\*\*\*\*\*

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

8. CASE NUMBER: Z-8-2021 APPLICANT(S): Luke Baggett/ Bobby Wall AGENT: Syd Hedrick

REQUEST: R-3 Three-Family Residential District  
to R-6 Single-Family District

LOCATION: Property fronts on the east side of Central Avenue, 173 +/- feet north of the Daniel Street and Central Avenue intersection

TAX MAP(S): 079 D PARCEL #: B 025.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: We will divide it up to create 3-4 lots

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

\*\*\*\*\*

9. CASE NUMBER: Z-9-2021 APPLICANT(S): Luke Baggett AGENT: Syd Hedrick

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

LOCATION: Property is on the east side of Beech Drive, 410 +/- feet east of the Beechwood Drive and Beech Drive intersection.

TAX MAP(S): 055 O PARCEL #: D 045.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: We are going to develop 3-4 lots.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6

\*\*\*\*\*

10. CASE NUMBER: Z-10-2021 APPLICANT(S): Charles Hand AGENT: Brad Martin ( Lyle, Cook, Martin)

REQUEST: E-1 Single-Family Estate District

**DEFERRED**

to PUD-1 Planned Unit Development Residential District

LOCATION: Property fronts on the east side of the intersection of Cedarcroft Drive and Ussery Road

TAX MAP(S): 065 F PARCEL #: C 003.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: The applicant would like to develop a 6-lot PUD for residential housing with two access points along Cedarcroft Drive and an interior private drive to access each residence.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 11

\*\*\*\*\*

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

11. CASE NUMBER: CZ-25-2020 APPLICANT(S): J & N Enterprises Inc. Jonathan Ross, President

REQUEST: R-1 Single Family Residential District  
to R-4 Multiple-Family Residential District

LOCATION: Property located north of Dover Rd. (US HWY 79) and east of N. Liberty Church Rd.

TAX MAP(S): 053 PARCEL #: 037.01 p/o CIVIL DISTRICT: 8

REASON FOR REQUEST: This request is for the extension of current R-4 zoning to help supply the demand for multi family in Montgomery County, TN.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: N/A

\*\*\*\*\*

12. CASE NUMBER: CZ-26-2020 APPLICANT(S): M. Ireland LLC AGENT: Vernon Weakley

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

LOCATION: Property located south of Dover Rd. (US HWY 79), west of S. Liberty Church Rd. & east of the Paul B. Huff Pkwy (SR 374) on ramp right of way.

TAX MAP(S): 053 PARCEL #: 148.04 P/O CIVIL DISTRICT: 8

REASON FOR REQUEST: Requesting zone change to R-1 to develop a single-family residential subdivision, which currently, demand is greater than supply in Montgomery County.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

\*\*\*\*\*

13. CASE NUMBER: CZ-1-2021 APPLICANT(S): Felipe Martin AGENT: Syd Hedrick

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

LOCATION: Property fronts on the southeast corner of Trough Springs Road and Granite Trail

TAX MAP(S): 082 PARCEL #: 030.03 CIVIL DISTRICT: 5

REASON FOR REQUEST: Single family houses

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

\*\*\*\*\*

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

14. CASE NUMBER: CZ-2-2021    APPLICANT(S): John Daigle    AGENT: John Daigle

REQUEST: C-2 General Commercial District  
to E-1 Single-Family Estate District

LOCATION: Property is located at the southwest corner of Lylewood Road and John Taylor Road

TAX MAP(S): 075    PARCEL #: 047.05    CIVIL DISTRICT: 9

REASON FOR REQUEST: It is a home not a business

CO. COMM. DISTRICT: 7    CITY COUNCIL WARD: N/A

\*\*\*\*\*

15. CASE NUMBER: CZO-4-2020    APPLICANT(S): Regional Planning Commission    AGENT:

REQUEST: Text Amendment

REASON FOR REQUEST: Zoning Resolution text amendment relative to District Bulk Regulations/ Building  
Setbacks and Other Minor Updates

\*\*\*\*\*

V. SUBDIVISIONS:

*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:*

1. CASE NUMBER: S-105-2020 APPLICANT: TENNESSEE REAL ESTATE GROUP AND RUFUS S JOHNSON III TRUSTEE  
REQUEST: Preliminary Plat Approval of RICHHAVEN ROAD PRELIMINARY RIGHT-OF-WAY (ROW) DEDICATION  
LOCATION: North of Rufus Johnson Road, west of MLK Parkway, at the southern terminus of Richhaven Road. MAP: 081 PARCEL 061.02 & 001.04 ACREAGE: 2.52  
#OF LOTS: 0 CIVIL DISTRICT(S): 11 ZONING: C-5/O-1  
\*\*\*\*\*
  
2. CASE NUMBER: S-109-2020 APPLICANT: RICHARD TUCKER  
REQUEST: Revised Preliminary Plat Approval of CONNECTOR COMMERCIAL DEVELOPMENT  
LOCATION: South of and adjacent to Highway 76, south of the intersection of Anderson Road and Highway 76, west of and adjacent to Jones Road.  
MAP: 081 PARCEL: 009.00 ACREAGE: 20.70  
# OF LOTS: 5 CIVIL DISTRICT(S): 11  
ZONING: C-5  
\*\*\*\*\*
  
3. CASE NUMBER: S-119-2020 APPLICANT: EXIT 8 PROPERTIES **WITHDRAWN**  
REQUEST: Preliminary Plat Approval of INTERNATIONAL BOULEVARD ROW DEDICATION  
LOCATION: East of Interstate 24, south of Rossvie Road, South of and adjacent to the southern terminus of International Boulevard.  
MAP: 058 PARCEL: 001.00 ACREAGE: 9.44  
# OF LOTS: 0 CIVIL DISTRICT(S): 6  
ZONING: C-5/M-1  
\*\*\*\*\*

**V. SUBDIVISIONS (CONT.):**

4. CASE NUMBER: S-2-2021 APPLICANT: JOAN YOUNG  
REQUEST: Preliminary Plat Approval of JOAN YOUNG PROPERTY DANA COURT LOTS 1-5  
LOCATION: South of and adjacent to Rossvie Road approximately 730 feet east of the intersection of Jeffery Drive and Rossvie Road, north of and adjacent to Dana Court at the terminus of Dana Court.  
MAP: 041 PARCEL: 147.00 ACREAGE: 6.90  
# OF LOTS: 5 CIVIL DISTRICT(S): 6  
ZONING: R-1  
\*\*\*\*\*

5. CASE NUMBER: S-3-2021 APPLICANT: CHERRY DEVELOPMENT CO.  
REQUEST: Preliminary Plat Approval of HARRIS RIDGE SECTION 1 (CLUSTER) & HARRIS RIDGE SECTION 2  
LOCATION: South of Rossvie Road and west of Interstate 24. More specifically, west of and adjacent to Powell Road, approximately 700 feet south of the intersection of Powell Road and Rossvie Road. East of and Adjacent to Powell Road, east approximately 255 feet southeast of the intersection of Powell Road and Rossvie Road.  
MAP: 057 PARCEL: 023.00, 023.01, 103.00 ACREAGE: 45.3  
#OF LOTS: 61 CIVIL DISTRICT(S): 6 ZONING: R-1/AG  
\*\*\*\*\*

6. CASE NUMBER: S-4-2021 APPLICANT: J & N ENTERPRISES  
REQUEST: Preliminary Plat Approval of OLD SPEES ACRES  
LOCATION: East of and adjacent to North Liberty Church Road, south of Sunshine Drive, approximately 165 feet south and east of the intersection of North Liberty Church Road and Sunshine Drive.  
MAP: 044 PARCEL: 080.00, 080.01 ACREAGE: 3.38 #OF LOTS: 8  
CIVIL DISTRICT(S): 8 ZONING: R-1/R-2  
\*\*\*\*\*



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

*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:*

- 1. CASE NUMBER: SR-52-2020      APPLICANT: RPG Development  
AGENT: J Chris Fielder  
DEVELOPMENT: Palomaki Development  
PROPOSED USE: Office Buildings  
LOCATION: 820 Rossview Road  
MAP: 057, 056.00 & 056.03      ACREAGE: 16.50      CIVIL DISTRICT: 6

\*\*\*\*\*

- 2. CASE NUMBER: SR-1-2021      APPLICANT: Aaron Klepzig  
AGENT: Cal Burchett  
DEVELOPMENT: 510 Glenstone Springs  
PROPOSED USE: Multifamily  
LOCATION: 510 Glenstone Springs Drive  
MAP: 081-P-A-015.00      ACREAGE: 1.94      CIVIL DISTRICT: 11

\*\*\*\*\*

- 3. CASE NUMBER: SR-2-2021      APPLICANT: Aaron Klepzig  
AGENT: Cal Burchett  
DEVELOPMENT: 511 Glenstone Springs  
PROPOSED USE: Multifamily  
LOCATION: 511 Glenstone Springs Drive  
MAP: 081-P-B-013.00      ACREAGE: 2.14      CIVIL DISTRICT: 11

\*\*\*\*\*

**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS  
STATEMENT

B. ADOPT AMENDED 2020-2021  
BUDGET

C. AUDIT PRESENTATION

D. ADOPTION OF TIME OFF POLICY  
FOR COVID

E. ROAD NAME CHANGE

F. UPDATES TO ADDRESSING MANUAL

G. ELECTION OF CHAIRMAN AND VICE  
CHAIRMAN