

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**February 22, 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: 1/25/2022**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 2/24/2022 - 4:30 P.M.**

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

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 3/7/2022 - 6:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 3/14/2022 - 6:00 P.M.**

1. CASE NUMBER: Z-4-2022    APPLICANT(S): Mark Holleman

REQUEST: R-1 Single-Family Residential District  
to R-2 Single-Family Residential District

LOCATION: A parcel fronting on the east frontage of Ringgold Rd., 720 +/- feet south of the Ringgold Rd. & Ishee Dr. intersection.

TAX MAP(S): 030    PARCEL #: 023.00    CIVIL DISTRICT: 3

REASON FOR REQUEST: To include a portion of the property with proposed subdivision to the north. The existing house will remain.

CO. COMM. DISTRICT: 16    CITY COUNCIL WARD: 3    NUMBER OF ACRES: 1.57

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2. CASE NUMBER: Z-5-2022    APPLICANT(S): Van Wormer Construction , LLC DENNIS VAN WORMER

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

LOCATION: A parcel located at the northeast corner of Forest St. & Church St.

TAX MAP(S): 066N    PARCEL #: C 009.00    CIVIL DISTRICT: 12

REASON FOR REQUEST: Improve aesthetics of neighborhood by removing current structure and replacing with multiple single family.

CO. COMM. DISTRICT: 5    CITY COUNCIL WARD: 6    NUMBER OF ACRES: .52

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

3. CASE NUMBER: Z-6-2022 APPLICANT(S): City Of Clarksville AGENT: Joe Pitts, Mayor

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

LOCATION: A parcel fronting on the west frontage of Richardson St., 500 +/- feet south of the Crossland Ave. & Richardson St. intersection.

TAX MAP(S): 066M PARCEL #: C 011.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Upon approval the property will be donated to a Community Housing Development Organization to provide affordable housing for our community.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .36

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4. CASE NUMBER: Z-7-2022 APPLICANT(S): Hunter Winn & Kolt Milam

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

LOCATION: A portion of the parcel fronting on the west frontage of Maplemere Dr., 475 +/- feet west of the W. Glennwood Dr. & Maplemere Dr. intersection.

TAX MAP(S): 066L PARCEL #: C 003.00 (po) CIVIL DISTRICT: 12

REASON FOR REQUEST: To better utilize the back portion of 199 Maplemere Drive.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .11

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

AGENT: Jason Daugherty

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

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

6. CASE NUMBER: CZ-5-2022 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District / R-3 Three Family Residential District  
to C-2 General Commercial District

LOCATION: A parcel located at the northeast corner of Lafayette Rd. & Walnut Grove Rd. intersection.

TAX MAP(S): 044 PARCEL #: 007.02 CIVIL DISTRICT: 3

REASON FOR REQUEST: To match surrounding zoning and future development

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 1.1

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7. CASE NUMBER: CZ-6-2022 APPLICANT(S): Byard & Mabry Holdings LLC

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

LOCATION: A parcel fronting on the west frontage of York Rd., 3,120 +/- feet east, along the York Rd., from the York Rd. & Dotsonville Rd. intersection.

TAX MAP(S): 053 PARCEL #: 199.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: To extend existing R-1 zoning and bring existing lot into a conforming use.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 0.57

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8. CASE NUMBER: CZ-7-2022 APPLICANT(S): Dwayne And Beckye AGENT: Richard Garrett

Glasner REQUEST: O-1 Office District  
to AG Agricultural District

LOCATION: A tract of land fronting on the south frontage of Oak Plains Rd. & the Oak Plains Rd. & Nursing Home Rd. intersection.

TAX MAP(S): 127 PARCEL #: 027.00 CIVIL DISTRICT: 10

REASON FOR REQUEST: We are under contract to sell the property to a buyer that wishes to build a single house on the property and leave the rest undeveloped for hunting/fishing.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 178.8

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

9. CASE NUMBER: CZ-8-2022    APPLICANT(S): John McConnell    AGENT: Taylor Ligon

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: A parcel fronting on the west frontage of Oak Plains Rd., 750+/- feet north of the Oak Plains Rd. & Williams Rd. intersection.

TAX MAP(S): 105    PARCEL #: 126.00    CIVIL DISTRICT: 10

REASON FOR REQUEST: To be able to pull building permit for 1 SFH

CO. COMM. DISTRICT: 3    CITY COUNCIL WARD: N/A    NUMBER OF ACRES: 1.20

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**V.SUBDIVISIONS:**

**VARIANCE(S) REQUESTED**

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

**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. West of and adjacent to Powell Road approximately 770' south of the intersection of Powell Road and Ellie Piper Circle.**

**VARIANCE(S) REQUESTED:** The applicant is requesting a variance from the Subdivision Regulations to allow for two (2) road outlets (and the use of an existing stub road) to the arterial and collector system instead of the required four (4) outlets.

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 ESTATES  
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

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2. 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. West of and adjacent to Powell Road approximately 770' south of the intersection of Powell Road and Ellie Piper Circle.  
MAP: 057 PARCEL: 132.00 & 133.03 ACREAGE: 388 +/-  
# OF LOTS: 910 +/- CIVIL DISTRICT(S): 6  
ZONING: R-1 GROWTH PLAN CITY

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3. CASE NUMBER: S-7-2022 APPLICANT/OWNER: MOUNT OLIVE MISSIONARY  
BAPTIST CHURCH  
REQUEST: Preliminary Plat Approval of OLIVETTE PLACE (CLUSTER)  
LOCATION: East of and adjacent to the terminus of Patton Road, west of Needmore Road, north of Charles Thomas Dr.  
MAP: 018 PARCEL: 022.02 (po) ACREAGE: 4.12  
# OF LOTS: 10 CIVIL DISTRICT(S): 2  
ZONING: R-2 GROWTH PLAN CITY

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4. CASE NUMBER: S-8-2022 APPLICANT/OWNER: KAREN TICE & HENRY DAVIS  
REQUEST: Preliminary Plat Approval of ASHLAND RIDGE  
LOCATION: North of and adjacent to Ashland City Road, south of and adjacent to East Old Ashland City Road, approximately 230 feet east of the intersection of Ashland City Road and Fawn Drive.  
MAP: 088 PARCEL: 023.00, 023.02 ACREAGE: 12.33  
# OF LOTS: 12 CIVIL DISTRICT(S): 12  
ZONING: C-5/R-2/R-4 GROWTH PLAN UGB

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

- 1. CASE NUMBER: SR-3-2022      APPLICANT: Turner & Associates  
AGENT: Moore Design Services  
DEVELOPMENT: Dollar General  
PROPOSED USE: Retail  
LOCATION: 2245 Ft. Campbell Blvd.  
MAP: 019, 029.00 (portion of)      ACREAGE: 1.25      CIVIL DISTRICT: 3

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- 2. CASE NUMBER: SR-4-2022      APPLICANT: Turner and Associates  
AGENT: Vernon Weakley  
DEVELOPMENT: Dollar General  
PROPOSED USE: Retail  
LOCATION: 1124 Highway 13  
MAP: 142, 087.01, 087.00 (portion of)      ACREAGE: 3.00      CIVIL DISTRICT: 20

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- 3. CASE NUMBER: SR-5-2022      APPLICANT: Jeff Burkhart  
AGENT: Britt Little  
DEVELOPMENT: Screaming Eagle Carwash  
PROPOSED USE: Carwash  
LOCATION: Folly Beach Drive  
MAP: 006M, H 001.00 (portion of)      ACREAGE: 2.27      CIVIL DISTRICT: 3

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

02/22/2022

- 4. CASE NUMBER: SR-6-2022      APPLICANT: Volunteer Strategic Properties  
AGENT: TTL, Inc.  
DEVELOPMENT: Wyatt Johnson Subaru  
PROPOSED USE: Car Dealership/Retail  
LOCATION: Trenton Road  
MAP: 041, 039.00 (portion of)      ACREAGE: 10.30      CIVIL DISTRICT: 6

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- 5. CASE NUMBER: SR-7-2022      APPLICANT: Vintage Clarksville Owner, LLC  
AGENT: Cal McKay  
DEVELOPMENT: Vintage Clarksville  
PROPOSED USE: Multifamily/office  
LOCATION: Rossvie Road  
MAP: 057, 016.00 (po)      ACREAGE: 14.77      CIVIL DISTRICT: 6

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- 6. CASE NUMBER: SR-8-2022      APPLICANT: William Belew  
AGENT: Cal Burchett  
DEVELOPMENT: Sinclair Ridge  
PROPOSED USE: Multi-family & Office Buildings  
LOCATION: Warfield Blvd  
MAP: 040, 032.04 & 032.02 (portion of)      ACREAGE: 27.24      CIVIL DISTRICT: 6

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

02/22/2022

7. CASE NUMBER: SR-9-2022 APPLICANT: Pro-Star Development  
AGENT: Cal Burchett  
DEVELOPMENT: Cedar Bend  
PROPOSED USE: Multifamily and Warehousing/Self Storage  
LOCATION: 2907 Ashland City Road  
MAP: 088, 023.00, 023.02 ACREAGE: 12.43 CIVIL DISTRICT: 11

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8. CASE NUMBER: SR-10-2022 APPLICANT: Supreme Foods Randy Perry, PE  
AGENT: Randy Harper  
DEVELOPMENT: Taco John's - Fort Campbell Blvd.  
PROPOSED USE: Restaurant  
LOCATION: 1800 Fort Campbell Blvd.  
MAP: 0300, B 005.00 ACREAGE: 1.429 CIVIL DISTRICT: 3

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9. CASE NUMBER: SR-11-2022 APPLICANT: Landmark Group, GP  
AGENT: Houston Smith  
DEVELOPMENT: Overlook at Billy Dunlop  
PROPOSED USE: Multifamily  
LOCATION: 1891 E Boy Scout Road  
MAP: 018, 023.00, 023.02 ACREAGE: 10.5 CIVIL DISTRICT: 2

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**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS STATEMENT

B. AUDIT PRESENTATION