

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

June 28, 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: 5/24/2022

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/30/2022 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/7/2022 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/5/2022 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 7/11/2022 - 6:00 P.M.**

1. CASE NUMBER: Z-16-2022 APPLICANT(S): Frank Woodard Testamentary Trust Of Last Will & Testament Of George Fleming Sr. AGENT: Syd Hedrick

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

LOCATION: A tract fronting on the east frontage of Warfield Blvd., 1,000 +/- feet south of the Warfield Blvd. & Rossview Rd. intersection.

TAX MAP(S): 056 PARCEL #: 038.00(po) 057 065.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Due to topographical constraints as well as the demand for higher density R-4 zoning is the most financially feasible, legally permissible, maximally productive, & physically possible zoning for the subject property.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 43.35 +/-

2. CASE NUMBER: Z-44-2022 APPLICANT(S): Powers & Atkins LLC

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

LOCATION: Property fronting on the west frontage of Richardson St., 200 +/- feet north of the Richardson St. & Lynes St. intersection.

TAX MAP(S): 079D PARCEL #: K 008.00, K 009.00. K 010.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Redevelopment of dilapidated home into multiple new homes in conformance with the transition trends of the area.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.637 +/-

3. CASE NUMBER: Z-45-2022 APPLICANT(S): Joey & Rayna Williamson

REQUEST: R-3 Three Family Residential District

to C-2 General Commercial District

LOCATION: Property fronting on the east frontage of Old Russellville Pike, 860 +/- feet south of the Old Russellville Pike & Hickory Trace Rd. intersection.

TAX MAP(S): 041 PARCEL #: 078.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Property has two old duplexes on the property currently. Owners would build new townhomes to increase the number and quality of homes.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 0.75 +/-

4. CASE NUMBER: Z-46-2022 APPLICANT(S): Jonathan Ross

REQUEST: R-3 Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property located at the northeast corner of the Peachers Mill Rd. & Pollard Rd. intersection. TAX

MAP(S): 043L PARCEL #: H 028.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Requesting an extension of the existing R-4 zone to allow the construction of a multi-family building.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.41 +/-

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

5. CASE NUMBER: Z-47-2022 APPLICANT(S): Jeffrey B. Long
REQUEST: R-1 Single-Family Residential District
to R-6 Single-Family Residential District
LOCATION: Property fronting on the south frontage of Bellamy Ln., 1,200 +/- feet east of the Rossview Rd. & Bellamy Ln. intersection.
TAX MAP(S): 041 PARCEL #: 173.00 CIVIL DISTRICT: 6
REASON FOR REQUEST: This request is for R-6 for better utilization of the property.
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 0.39 +/-

6. CASE NUMBER: Z-48-2022 APPLICANT(S): Orville James AGENT: Chris Blackwell
REQUEST: R-3 Three-Family Residential District
to R-6 Single-Family Residential District
LOCATION: Property located at the northeast corner of the N. Ford St. & Simpson Ln. intersection.
TAX MAP(S): 055 PARCEL #: 041.00 CIVIL DISTRICT: 7
REASON FOR REQUEST: Provide a single family zoning
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.88 +/-

7. CASE NUMBER: Z-49-2022 APPLICANT(S): Johnny Piper
REQUEST: R-6 Single-Family Residential District
to R-4 Multiple-Family Residential District
LOCATION: Property fronting on the southern frontage of Cave Springs Rd. east of Danko Ln. TAX
MAP(S): 054E PARCEL #: A 005.00 (p/o) 054D C 001.05 (p/o) CIVIL DISTRICT: 7
REASON FOR REQUEST: None given
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: 5.6 +/-

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

8. CASE NUMBER: Z-50-2022 APPLICANT(S): Jerry Trotter

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: The tract of land is located at the southern terminus of Viewmont Dr. and north of Gibbs Lane.

TAX MAP(S): 032 PARCEL #: 009.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: The rezone request would be an extension of the zoning classification to the west and would allow for development of a single family residential subdivision.

CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: 31.61+/-

9. CASE NUMBER: CZ-12-2022 APPLICANT(S): John Teeter AGENT: CSDG- Clarksville

REQUEST: AG Agricultural District
to M-2 General Industrial District

WITHDRAWN

LOCATION: A portion of property southeast of Guthrie Hwy., northwest of the railroad line & Hampton Station Rd. & southwest of Webb Rd.

TAX MAP(S): 015 PARCEL #: 042.00, 041.00(p/o) CIVIL DISTRICT: 2

REASON FOR REQUEST: To remove AG designation and match the remaining industrial use on site.

CO. COMM. DISTRICT: CITY COUNCIL WARD: N/A NUMBER OF ACRES: 11.82 +/-

10. CASE NUMBER: CZ-13-2022 APPLICANT(S): Anthony W. Outlaw Sr. AGENT: Kevin Bracey

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

LOCATION: A tract fronting on the east frontage of Dotsonville Rd., 360 +/- feet north of the Dotsonville Rd. & Wooten Rd. intersection.

TAX MAP(S): 068 PARCEL #: 057.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: To add more value for the purpose of selling.

CO. COMM. DISTRICT: CITY COUNCIL WARD: N/A NUMBER OF ACRES: 0.85 +/-

V. SUBDIVISIONS:

SUBDIVISION VARIANCE(S)

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

1. CASE NUMBER: V-2-2022.

Miller Farm (Cluster) (Corresponding subdivision case S-44-2022)

VARIANCES REQUESTED:

The applicant is requesting a variance from Section 4.1.9 Subsection 1. of the Subdivision Regulations for the proposed "Road E" to allow a cul-de-sac length of approximately 1,109', which exceeds the maximum allowed of 750'.

APPLICANT/OWNER: Mark Holleman

LOCATION:

South of and adjacent to Ashland City Road (Hwy 12), approximately 160 feet southeast of the intersection of Glenstone Drive and Ashland City Road.

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-44-2022 APPLICANT/OWNER: MARK HOLLEMAN
REQUEST: Preliminary Plat Approval of MILLER FARM (CLUSTER) AND ROY S MILLER
PROPERTY ASHLAND CITY ROAD LOTS 1 & 2
LOCATION: South of and adjacent to Ashland City Road (Hwy 12), approximately 160 feet southeast of the intersection of Glenstone Drive and Ashland City Road.
MAP: 088 PARCEL: 121.00 ACREAGE: 98.3 +/-
OF LOTS: 139 +/- CIVIL DISTRICT(S):
ZONING: R-1/R-5 11 GROWTH PLAN: CITY

2. CASE NUMBER: S-45-2022 APPLICANT/OWNER: ROSSVIEW FARMS LLC
REQUEST: Preliminary Plat Approval of KIRKWOOD ROAD PRELIMINARY ROW DEDICATION
LOCATION: South of and adjacent to the intersection of Rossview Road and Kirkwood Road.
MAP: 039 PARCEL: 032.00 ACREAGE: 3.428 +/-
OF LOTS: 0 CIVIL DISTRICT(S): 1
ZONING: MXU_PUD GROWTH PLAN: UGB

3. CASE NUMBER: S -46-2022 APPLICANT/OWNER: DERRICK STEVENS
(ASCENSION PROPERTIES, LLC)
REQUEST: Revised Preliminary Approval of ASCENSION PROPERTIES, LLC WEST THOMPkins
LANE LOTS 1-6
LOCATION: East of and adjacent to the current terminus of West Thompkins Lane.
MAP: 080H PARCEL: E 008.00 ACREAGE: 0.967 +/-
OF LOTS: 6 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

4. CASE NUMBER: S-47-2022 APPLICANT/OWNER: JACK MILLER/JACK RUDOLPH
REQUEST: Preliminary Plat Approval of RED RIVER RIDGE
LOCATION: North of Memorial Drive, south of the Red River, east of and adjacent to Little Barn Drive and Woodmeadow Drive.
MAP: 064 PARCEL: 020.00, 014.00 ACREAGE: 148 +/-
OF LOTS: 278 CIVIL DISTRICT(S): 11
+/-ZONING: R-1 GROWTH PLAN: CITY

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-48-2022 APPLICANT/OWNER: THOMAS N BATEMAN
REQUEST: Preliminary Plat Approval of THOMAS N BATEMAN PROPERTY LOCATION: South of
and adjacent to Oakland Drive, west of and adjacent US Hwy 79, north of Cracker Barrel Drive.
MAP: 033,016 PARCEL: 003.01, 023.00 ACREAGE: 33.4 +/-
OF LOTS: 17 +/- CIVIL DISTRICT(S): 2
ZONING: C-4 GROWTH PLAN: UGB/CITY

6. CASE NUMBER: S-49-2022 APPLICANT/OWNER: ROBERT KOLBE
REQUEST: Preliminary Plat Approval of KOLBE FARMS SECTION 1 LOTS 1-16
LOCATION: South of and adjacent to Shelton Ferry Road, east of and adjacent to
Hunter Road, west of and adjacent to Hinton Road.
MAP: 147 PARCEL: 013 ACREAGE: 27.61 +/-
OF LOTS: 16 +/- CIVIL DISTRICT(S): 16
ZONING: AG GROWTH PLAN: RA

7. CASE NUMBER: S-50-2022 APPLICANT/OWNER: DAVID N YOUNG
REQUEST: Minor Plat Approval of BIGLEN SUBDIVISION LOTS 1-5
LOCATION: North of and adjacent to Biglen Road, approximately 190
feet northwest of the Batts Lane and Biglen Road intersection.
MAP: 0291 PARCEL: D 035.00 ACREAGE: 0.951 +/-
OF LOTS: 5 +/- CIVIL DISTRICT(S): 3
ZONING: R-6 GROWTH PLAN: CITY

8. CASE NUMBER: S-51-2022 APPLICANT/OWNER: ALPINE DEVELOPMENT, LLC
REQUEST: Preliminary Plat Approval of JOE WINN PROPERTY TINY TOWN ROAD LOTS 1-3
LOCATION: South of and adjacent to Tiny Town Road, approximately 180 feet west of Tower Drive.
MAP: 007 PARCEL: 011 ACREAGE: 8.48 +/-
OF LOTS: 3 +/- CIVIL DISTRICT(S): 2
ZONING: C-5/R-4 GROWTH PLAN: CITY

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

1. CASE NUMBER: SR-32-2022 APPLICANT: Richard D. Collins
AGENT: Brad Weakley
DEVELOPMENT: Batts Lane Townhomes
PROPOSED USE: Multifamily
LOCATION: 1909, 1911 Batts Lane; 1868 Columbia Street
MAP: 030I, H 001.00, 002.00, 002.01, 002.02, 002.03, 003.00 ACREAGE: 3.9 +/- CIVIL DISTRICT: 3

2. CASE NUMBER: SR-33-2022 APPLICANT: Hans Dachtler
AGENT: Cal Burchett
DEVELOPMENT: One Stop Auto
PROPOSED USE: Automobile sales
LOCATION: 2151 Madison Street
MAP: 081A , D 028.00 ACREAGE: 2.49 +/- CIVIL DISTRICT: 11

3. CASE NUMBER: SR-34-2022 APPLICANT: Allen Moser
AGENT: Cal Burchett
DEVELOPMENT: Reynolds Street Industrial Storage
PROPOSED USE: Warehouse
LOCATION: N. Reynolds Street
MAP: 055M, D 012.00 ACREAGE: 7.16 +/- CIVIL DISTRICT: 12

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

06/28/2022

4. CASE NUMBER: SR-35-2022 APPLICANT: Maynard Construction

AGENT: Cal Burchett

DEVELOPMENT: West Brook

PROPOSED USE: Multifamily

LOCATION: Peachers Mill Rd

MAP: 031, 002.00 ACREAGE: 20.25 +/- CIVIL DISTRICT: 3

5. CASE NUMBER: AB-3-2022 APPLICANT: CW Partners

AGENT: Jim Cherry

DEVELOPMENT: Weakley Brothers

PROPOSED USE: Abandonment

LOCATION: South of Madison Street, East of Golf Club Lane, and West of Davis Drive.

MAP: 065P, G between parcels 02.00, 03.00 and 09.00;065P,G between parcels 07.00, 08.00, 09.00 and 024.00

ACREAGE: CIVIL DISTRICT: 12

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. SUBDIVISION REGULATIONS UPDATE

C. UPDATE ON LETTER OF CREDIT S-52-2021
ASHLAND CORNER

D. UPDATE ON LETTER OF CREDIT S-68-2021
GLENSTONE ROW