

COVID Statement:

“In order to comply with the technical aspects of the Governor’s Executive Order regarding holding open meetings in a forum other than in the open and in public, the RPC determines that meeting electronically is necessary to protect the health, safety, and welfare of the citizens due to the COVID-19 outbreak.”

The February 2021 RPC meeting will be available to watch at: tinyurl.com/yxby7qym

If you would like to participate please contact the RPC to be placed on the agenda to speak in person on February 23rd at 2:00 PM at the RPC 329 Main Street, Clarksville, TN.

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

February 23, 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: 1/26/2021

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 2/25/2021 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 3/4/2021 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 3/1/2021 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 3/8/2021 - 6:00 P.M.

1. 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 C-2 General Commercial 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

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

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

REQUEST: R-1 Single-Family Residential District

to R-2 Single-Family Residential 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 2 lots.

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

3. 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

4. CASE NUMBER: Z-11-2021 APPLICANT(S): Reda Home Builders, Inc. AGENT: Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District

DEFERRED

to R-4 Multiple-Family Residential District

LOCATION: located southeast of the Twin Rivers Rd. and Nolen Rd. intersection.

TAX MAP(S): 055 PARCEL #: 033.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Rezoning to build condos to sell individually with an HOA to insure proper property maintenance and management.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9

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

5.

CASE NUMBER: Z-12-2021 APPLICANT(S): Reda Home Builders, Inc. AGENT: Reda Home Builders, Inc.

DEFERRED

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

LOCATION: Property located at the eastern terminus of the southern Circle hill Dr. right of way & also located north frontage of Cave Springs Rd.

TAX MAP(S): 054D PARCEL #: C 001.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To provide affordable living within the city and improve the current neighborhood.

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4

6.

CASE NUMBER: Z-13-2021 APPLICANT(S): Hilldale United Methodist Church Inc AGENT: Mark Holleman

DEFERRED

REQUEST: R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northeast corner of the Madison St. & Tanglewood Dr. intersection.

TAX MAP(S): 080 B PARCEL #: A 009.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To bring it into compliance with what it has been used for the past 50 years.

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

7.

CASE NUMBER: Z-14-2021 APPLICANT(S): Estate Of Frank Wooten Linda Roberts, Executor
AGENT: Cody Dahl

DEFERRED

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

LOCATION: Property located at the northeast corner of the Reynolds St. & Cedar St. intersection.

TAX MAP(S): 066E PARCEL #: E 025.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Replace existing outdated housing with 4 new houses. Increase in property values and taxes for the area.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6

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

8. CASE NUMBER: Z-15-2021 APPLICANT(S): Reda Home Builders, Inc.
REQUEST: R-3 Three-Family Residential District

DEFERRED

to R-4 Multiple-Family Residential District

LOCATION: Property located at the northwest corner of the Oak St. & Mann Circle intersection.

TAX MAP(S): 055H PARCEL #: J 009.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Future building opportunities

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4

9. CASE NUMBER: Z-16-2021 APPLICANT(S): Kolbe Homes LLC Robert Kolbe
REQUEST: R-2D Two-Family Residential District

DEFERRED

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Peachers Mill Rd. 355+/- feet north of the Peachers Mill Rd. & Randell Dr. intersection & located at the western southern terminus of LeighAnn Dr.

TAX MAP(S): 055A PARCEL #: A 005.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: This is an extension of the existing zone classification from the south. This would allow the owner to have Multi-Family housing.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4

10. CASE NUMBER: Z-17-2021 APPLICANT(S): Black Hawk Land Bert Singletary Development
REQUEST: R-2 Single-Family Residential District

DEFERRED

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the east frontage of Peachers Mill Rd. east of the Peachers Mill Rd. & Henry Place intersection.

TAX MAP(S): 018 PARCEL #: 035.11 (P/O) CIVIL DISTRICT: 3

REASON FOR REQUEST: To develop property into commercial uses.

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5

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

11. CASE NUMBER: Z-18-2021 APPLICANT(S): John M & James R Clark AGENT: Mark Holleman Houston
Smith

REQUEST: AG Agricultural District / C-2 General Commercial District to R-4

Multiple-Family Residential District

DEFERRED

LOCATION: A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd. 2,025+/- west of the E. Boy Scout Rd. & Needmore Rd. intersection.

TAX MAP(S): 018 PARCEL #: 023.00 018 023.02 CIVIL DISTRICT: 2

REASON FOR REQUEST: Best suited use is R-4, to the right is 5 acres of C-5, behind it is R-4 and across the street is the race track.

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

12. CASE NUMBER: ZO-1-2021 APPLICANT(S): Regional Planning

Commission REQUEST: Text Amendment

REASON FOR REQUEST: Zoning Ordinance text amendment relative to driveways, private roads, easement specifications.

13. CASE NUMBER: CZ-3-2021 APPLICANT(S): Billy & Lucille Wilcox AGENT: Tameisha Hamilton

REQUEST: AG Agricultural District

DEFERRED

to AGC Agricultural Commercial District

LOCATION: A tract of land fronting on the east frontage of Guthrie Rd. 775 +/- feet south of the Guthrie Rd. & Johnson St. intersection.

TAX MAP(S): 011 PARCEL #: 008.00(P/O) CIVIL DISTRICT: 1

REASON FOR REQUEST: Request is needed in order to build an event center

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

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

14. CASE NUMBER: CZ-4-2021 APPLICANT(S): J & J Properties Jim Vick AGENT: Jeff Burkhart
REQUEST: AG Agricultural District

DEFERRED

to E-1 Single-Family Estate District

LOCATION: A tract of land fronting on the west frontage of Port Royal Rd. 2,050 +/- feet south of the Port Royal Rd. & Braxtons Run intersection.

TAX MAP(S): 010 PARCEL #: 016.03 CIVIL DISTRICT: 1

REASON FOR REQUEST: To develop property into acre minimum estate lots.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

15. CASE NUMBER: CZO-1-2021 APPLICANT(S): Regional Planning
Commission REQUEST: Text Amendment

REASON FOR REQUEST: Zoning Resolution text amendment relative to driveways, private roads, easement specifications and guest houses.

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:

A. Approval of Subdivision Regulation Updates

1. 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 GROWTH PLAN: CITY

2. CASE NUMBER: S-5-2021 APPLICANT: GREENSPACE PARTNERS
REQUEST: Preliminary Plat Approval of THE QUARRY SECTIONS 1 & 2 (CLUSTER)
LOCATION: South of Dunbar Cave Road, west of and adjacent to Old Russellville Pike, south of and adjacent to the southern terminus of Heritage Drive, north and west of Candlewood Drive.
MAP: 056 PARCEL: 073.00 ACREAGE: 52.73
OF LOTS: 176 CIVIL DISTRICT(S): 12
ZONING: R-6/R-1 GROWTH PLAN: CITY

3. CASE NUMBER: S-6-2021 APPLICANT: S L ENDEAVORS
REQUEST: Preliminary Plat Approval of S L ENDEAVORS
LOCATION: North of Ashland City Road, west of Edmondson Ferry Road, South of and adjacent to Caldwell Lane, west of and adjacent to Robert Street.
MAP: 079k PARCEL: A 002.00 ACREAGE: 1.57
OF LOTS: 7 CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

4. CASE NUMBER: S-7-2021 APPLICANT: TODDMORRIS
REQUEST: Revised Preliminary Approval of THE BOULDERS (CLUSTER)
LOCATION: North of Peterson Lane, south of 101st Airborne Division Pkwy, west of and adjacent to the current terminus of Prewitt Lane.
MAP: 042 PARCEL: 015.00 & 005.07 ACREAGE: 54.71
OF LOTS: 101 CIVIL DISTRICT(S): 6
ZONING: R-1/AG GROWTH PLAN: CITY
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance from Section 4.1.9 Subsection 1. of the Subdivision Regulations to allow a cul-de-sac length for the proposed Boulder Drive of approximately 1,281 feet in length, which exceeds the maximum allowed of 750 feet. An intermediate turnaround is proposed on the plans as is required when a cul-de-sac exceeds 1,000 feet.

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-8-2021 APPLICANT: BRISTOL RIDGE APARTMENTS, L L C
REQUEST: Preliminary Plat Approval of CLOVER GLEN SECTION 2 (CLUSTER)
LOCATION: North of Interstate 24, south of Highway 76, west of N Woodson Road, north of and adjacent to the northern terminus of Lillian Grace Drive, and north of and adjacent to Karmaflux Way.
MAP: 063 PARCEL: 067.00 ACREAGE: 19.6 #OF LOTS: 59
CIVIL DISTRICT(S): 11 ZONING: R-1A, R-4 GROWTH PLAN: CITY
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance to section 4.3 Subsection 2. of the Subdivision Regulations for the proposed Lillian Grace Drive extension to allow a block length of approximately 2,300', which exceeds the maximum allowed of 1,500'.

6. CASE NUMBER: S-9-2021 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Preliminary Plat Approval of ROSSETT PLACE
LOCATION: North of Dovar Road, East of N. Liberty Church Road
MAP: 053 PARCEL: 031.00 ACREAGE: 6.1
OF LOTS: 10 CIVIL DISTRICT(S): 8
ZONING: R-4 GROWTH PLAN: UGB

7. CASE NUMBER: S-10-2021 APPLICANT: REDA HOME BUILDERS INC.
REQUEST: Preliminary Plat Approval of MORNINGSTAR ESTATES
LOCATION: West of Dotsonville Road, north of Ogburn Chapel Road, west of and adjacent to the terminus of Bumblebee Drive.
MAP: 077 PARCEL: 011.00, 012.00, 013.06 ACREAGE: 23.2
OF LOTS: 16 CIVIL DISTRICT(S): 8
ZONING: R-1 GROWTH PLAN: PGA

8. CASE NUMBER: S-11-2021 APPLICANT: MARK GRANT
REQUEST: Preliminary Plat Approval of IRELAND HILLS (CLUSTER)
LOCATION: South of and adjacent to Dover Road (US HWY 79), west of and adjacent to South Liberty Church Rd., south and east of the the entrance and exit ramps for Paul Huff Parkway (US HWY 374) at Dover Road.
MAP: 053 PARCEL: 148.04 ACREAGE: 120.81
OF LOTS: 254 CIVIL DISTRICT(S): 8
ZONING: R-1 GROWTH PLAN: PGA
VARIANCES REQUESTED AND REASON FOR REQUEST: The applicant is requesting a variance to section 4.3 Subsection 2. of the Subdivision Regulations for the proposed Donegal Drive to allow a block length of approximately 1,654', which exceeds the maximum allowed of 1,500'.

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-12-2021 APPLICANT: BARRY HEDRICK
REQUEST: Preliminary Plat Approval of CROSLIN TERRACE
LOCATION: South of and adjacent to Crossland Avenue, East of and adjacent to Elder Street, West of and adjacent to Martin Street.
MAP: 066N PARCEL: D 026.00 ACREAGE: .67
OF LOTS: 8 CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

10. CASE NUMBER: S-13-2021 APPLICANT: MIKE ARNOLD
REQUEST: Preliminary Plat Approval of JEN HOLLOW ESTATES
LOCATION: South of Ashland City Road, west of Edmondson Ferry Road, East of and adjacent to Jen Hollow Rd, approximately 520' northwest of the intersection of Jen Hollow and Edmondson Ferry Roads.
MAP: 090C PARCEL: A 027.04 ACREAGE: 3.09
OF LOTS: 3 CIVIL DISTRICT(S): 12
ZONING: R-1 GROWTH PLAN: CITY

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-32-2020 Addendum APPLICANT: Honesty Inc.

AGENT: Cal Burchett

DEVELOPMENT: Sunset Meadows Retail

PROPOSED USE: Retail/Office Space

LOCATION: 630 and 632 Tiny Town Road

MAP: 006, 056.05, 056.06 ACREAGE: 3.07 CIVIL DISTRICT: 3

2. CASE NUMBER: SR-3-2021 APPLICANT: John Hadley

AGENT: Cal Burchett

DEVELOPMENT: Hillwood Apartments

PROPOSED USE: Multifamily

LOCATION: 1115 Hillwood Drive

MAP: 079, 035.00 (P/O) ACREAGE: 5.0 CIVIL DISTRICT: 12

3. CASE NUMBER: SR-4-2021 APPLICANT: Chris & Todd Biter

AGENT: Cal Burchett

DEVELOPMENT: Meadowhill Apartments

Meadowhill S/D Lot 10

PROPOSED USE: Multifamily

LOCATION: 1165 Meadowhill Lane

MAP: 081J A 006.00 (P/O) ACREAGE: 3.41 CIVIL DISTRICT: 11

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

02/23/2021

4. CASE NUMBER: SR-5-2021 APPLICANT: Needmore Properties

AGENT: Cal Burchett

DEVELOPMENT: Valore at Waypoint

PROPOSED USE: Multifamily

LOCATION: 874 Needmore Road

MAP: 031, 54.06, 49.00, 50.00 ACREAGE: 13.65 CIVIL DISTRICT: 2

5. CASE NUMBER: SR-6-2021 APPLICANT: Clay Powers

AGENT: Cal Burchett

DEVELOPMENT: Stor-A-Lot

PROPOSED USE: Self Storage/Warehouses

LOCATION: 550 Neptune Drive

MAP: 063, 67.00 (P/O) ACREAGE: 5.63 CIVIL DISTRICT: 11

6. CASE NUMBER: SR-7-2021 APPLICANT: AVA Homes LLC

AGENT: Cal Burchett

DEVELOPMENT: 9th St. Catering

PROPOSED USE: Retail

LOCATION: 315 9th Street

MAP: 066C G 017.00, 019.00 ACREAGE: 0.29 CIVIL DISTRICT: 12

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

02/23/2021

7. CASE NUMBER: SR-8-2021 APPLICANT: RE4E Holdings LLC

AGENT: Cal Burchett

DEVELOPMENT: Lillie Bell Apartments

PROPOSED USE: Multifamily

LOCATION: 381 Lillie Belle Lane

MAP: 0430 D 002.00 ACREAGE: 0.41 CIVIL DISTRICT: 7

8. CASE NUMBER: SR-9-2021 APPLICANT: Ajax Properties

AGENT: G. Alex Henry

DEVELOPMENT: Ajax

PROPOSED USE: Warehouse Expansion

LOCATION: 330 Warfield Blvd

MAP: 041 , 087.02 ACREAGE: 11.63 CIVIL DISTRICT: 6

9. CASE NUMBER: SR-10-2021 APPLICANT: NTR LLC C/O Jeremy Bryant

AGENT: G. Alex Henry

DEVELOPMENT: NTR

PROPOSED USE: Processing Facility (recyclables)

LOCATION: 4580 Guthrie Highway

MAP: 015, 003.01 (P/O) ACREAGE: 15.80 CIVIL DISTRICT: 1

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. JUNETEENTH HOLIDAY