



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**

**AGENDA**  
**August 13, 2024**

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: **June 25, 2024 and July 23, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
- V. CITY COUNCIL INFORMAL **July 25, 2024 @ 4:30 P.M.**
- VI. CITY COUNCIL PUBLIC HEARING & FIRST READING **August 1, 2024 @ 6:00 P.M.**
- VII. COUNTY COMMISSION PUBLIC HEARING **August 5, 2024 @ 6:00 P.M.**
- VIII. COUNTY COMMISSION FORMAL MEETING **August 12, 2024 @ 6:00 P.M.**
- IX. CURRENT CASES:

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**REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.**

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CASE TYPE: **CITY ZONING**

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1. CASE NUMBER: **Z - 26 - 2024** OWNER(S): **Jonathan Blick**  
REQUEST: **RM-1 - Single Family Mobile Home Residential District to R-3 - Three Family Residential District**  
LOCATION: **Two parcels, one located on the north frontage of Eva Dr., 185 +/- feet east of the Eva Dr. & Britton Springs Rd. intersection. and another parcel located at the southeast corner of the Britton Springs Rd. & Eva D. intersection.**  
TAX MAP(S): **030I 030H** PARCEL #(S): **A 020.00 M 020.00**  
REASON FOR REQUEST: **To provide affordable home options \$285,000 - \$275,000.**  
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.8 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
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2. CASE NUMBER: **Z - 27 - 2024** OWNER(S): **Johnathon Blick**  
REQUEST:**R-3 - Three Family Residential District to R-6 - Single-Family Residential District**  
LOCATION: **A lot fronting on the north frontage of Dodd St., 190 +/- feet east of the Dodd St. & Glenn St. intersection.**  
TAX MAP(S): **66E** PARCEL #(S): **F 028.00**  
REASON FOR REQUEST: **To provide two (2) affordable homes \$225,000.00 price range.**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.16 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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3. CASE NUMBER: **Z - 28 - 2024** OWNER(S): **Michael Booth**  
REQUEST:**R-2 - Single Family Residential to R-6 - Single-Family Residential District**  
LOCATION: **A parcel fronting on the west frontage of Dotsonville Rd. 275 +/- feet south of the Arrowfield Rd. & Dotsonville Rd. intersection.**  
TAX MAP(S): **053** PARCEL #(S): **133.00 000**  
REASON FOR REQUEST: **To subdivide the property for affordable housing and making the best use of land.**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **1.79 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **8**
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CASE TYPE: **SUBDIVISION VARIANCE(S)**

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4. CASE NUMBER: **V - 2 - 2024** OWNER(S): **Terrence Burney**  
VARIANCE REQUEST: **Table 4.1 Alley Right-of-way width is required to be 20 feet.**  
*The request is for the width to be 15' for one way alley.*

**Table 4.1 Alley pavement width is required to be 18 feet.**  
*The request is for the pavement to be 10' for one way alley.*

LOCATION: **East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**

**WITHDRAWN**

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5. CASE NUMBER: **V - 4 - 2024** OWNER(S): **Ligon Home Builders LLC**  
VARIANCE REQUEST: **Section 4.1.2.1 "1. Connectivity – in order to provide for a road system that allows for the disbursement of trips and adequate emergency response, all public rights of way must provide for the following:**  
**A. Each subdivision shall continue all public streets and road stubbed to the boundary of the development plan by previously approved (built and unbuilt) active subdivisions."**

*The request is to allow no connection to Bell Rd.*

LOCATION: **North of Needmore Road, south of and adjacent to the terminus of Ann Drive.**  
ZONING: **R-3 - Three Family Residential District**

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6. CASE NUMBER: **V - 5 - 2024** OWNER(S): **Ligon Home Builders LLC**  
VARIANCE REQUEST: **Section 4.1.9.4 (portion of) "Turnarounds shall avoid being placed in the front yards of lots for sale."**  
*The request is to allow a temporary turnaround to be placed in the front yards of lots 262-267.*  
LOCATION: **North of Needmore Road, south of and adjacent to the terminus of Ann Drive.**  
ZONING: **R-3 - Three Family Residential District**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**  
CORRESPONDING CASE: **S-29-2024**
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CASE TYPE: **SUBDIVISION(S)**

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7. CASE NUMBER: **S - 20 - 2024** OWNER(S): **Terrence Burney**  
REQUEST: **Preliminary Plat Approval of Terrence Burney Property**  
LOCATION: **East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**  
TAX MAP(S): **079D** PARCEL #(S): **D 030.00**  
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.54 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**  
ZONING: **R-3 - Three Family Residential District**  
# OF LOTS: **6 +/-**
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**WITHDRAWN**

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**CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:**

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8. CASE NUMBER: **S - 29 - 2024** OWNER(S): **Ligon Home Builders LLC**  
REQUEST:**Preliminary Plat Approval of Glen Ellen Landing Section 5**  
LOCATION: **North of Needmore Road, south of and adjacent to the terminus of Ann Drive.**  
TAX MAP(S): **032** PARCEL #(S): **052.01**  
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **10.82 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**  
ZONING: **R-3 - Three Family Residential District**  
# OF LOTS: **64 +/-**

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9. CASE NUMBER: **S - 45 - 2024** OWNER(S): **MS QOF Partnership**  
REQUEST:**Preliminary Plat Approval of Milam Development Crossland Avenue**  
LOCATION: **North of and adjacent to Crossland Av., west of and adjacent to Martin Street, and accessed via Martin Street.**  
TAX MAP(S): **66K** PARCEL #(S): **J 016.000**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.4 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **R-3 - Three Family Residential District**  
# OF LOTS: **4 +/-**

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CASE TYPE: **SITE REVIEW(S)**

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10. CASE NUMBER: **SR - 33 - 2024** OWNER(S): **Bill Mace**  
DEVELOPMENT: **Salem Road Townhomes**  
LOCATION: **North and adjacent of Salem Rd, South and adjacent of the Cumberland River, east of Clara Ct**  
TAX MAP(S): **90** PARCEL #(S): **039.00**  
PROPOSED USE: **Townhomes**  
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: NUMBER OF ACRES: **8.24 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **17**  
ZONING: **R-4 - Multiple-Family Residential District**  
# OF UNITS: **21 +/-** SQ FOOTAGE: **16800 +/-**

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11. CASE NUMBER: **SR - 34 - 2024** OWNER(S): **Dunlop Developments LLC**  
DEVELOPMENT: **860 Needmore Apartments (Revision 1)**  
LOCATION: **860 Needmore Road  
Clarksville, TN 37040**  
TAX MAP(S): **31 31** PARCEL #(S): **050.01 051.00**  
PROPOSED USE: **45-unit apartment development. Project was previously approved for 32 units.**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **3.59 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**  
ZONING: **R-4 - Multiple-Family Residential District**  
# OF UNITS: **45 +/-** SQ FOOTAGE: **33660 +/-**

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**12. CASE NUMBER: SR - 35 - 2024 OWNER(S): Bharatkumar Patel**  
**DEVELOPMENT: Hilton Hotel - Clay Lewis Rd**  
**LOCATION: Clay Lewis Rd; north of Morris Rd, south of Holiday Dr. Approx 1,400ft. east of Wilma Rudolph Blvd - US79**  
**Clarksville, TN 37040**  
**TAX MAP(S): 033 PARCEL #(S): 017.00 (P/O)**  
**PROPOSED USE: Hotel**  
**CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 2.96 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**  
**ZONING: C-4 - Highway Interchange District**  
**# OF UNITS: +/- SQ FOOTAGE: +/-**

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**13. CASE NUMBER: SR - 36 - 2024 OWNER(S): CHRIS BLACKWELL**  
**DEVELOPMENT: 101st Townhomes**  
**LOCATION: 1003 Lafayette Rd; at the NW intersection of Lafayette Rd and Purple Heart Pkway (SR 374)**  
**TAX MAP(S): 044 PARCEL #(S): 026.00**  
**PROPOSED USE: Townhomes**  
**CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 6.88 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: R-4 - Multiple-Family Residential District**  
**# OF UNITS: 72 +/- SQ FOOTAGE: 38214 +/-**

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**VI. OTHER BUSINESS:**

- A. Initiate a City Zoning Ordinance Update with regards to Communication Towers and Fall Zones**
- B. Profit and Loss Statement**
- C. Bond Release Croslin Terrace (S-107-2021)**
- D. Bond Release Mitchell ROW (S-29-2023)**

**VII. PUBLIC COMMENT PERIOD: *For Items Not on the Agenda***

