



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

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

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

CASE TYPE: **CITY ZONING**

- 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**
-

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

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**
-

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**
-

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

CASE TYPE: **SUBDIVISION VARIANCE(S)**

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.**

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**

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

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**
-

CASE TYPE: **SUBDIVISION(S)**

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 +/-**
-

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:

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 +/-**
-
9. CASE NUMBER: **S - 41 - 2024** OWNER(S): **Gordon Seay**
REQUEST:**Revised Preliminary Plat Approval of Autumnwood Farms Cluster**
LOCATION: **North of Hazelwood Rd, south of and adjacent to Tiny Town Road, north of and adjacent to the current termini of Autumnwood Blvd. and Horseshoe Cave Road.**
TAX MAP(S): **018** PARCEL #(S): **01600 p/o**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **319.48 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **R-2 - Single-Family Residential District R-4 - Multiple-Family Residential District C-1 Neighborhood Commercial District**
OF LOTS: **153 +/-**
-
10. CASE NUMBER: **S - 45 - 2024** OWNER(S): **MS QOF Partnership**
REQUEST:**Preliminary Plat Approval of Milam Development**
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 +/-**
-

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:

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

11. CASE NUMBER: **SR - 26 - 2024** OWNER(S): **Ofi Chito Leslie Ford**
DEVELOPMENT: **McDonald's**
LOCATION: **3326 Allen Rd**
TAX MAP(S): **006** PARCEL #(S): **029.01 (P/O)**
PROPOSED USE: **Quick service restaurant**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.56 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **3700 +/-**

12. 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 +/-**

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:

**13. 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 +/-**

**14. 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: +/-**

**15. 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 +/-**

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:

CASE TYPE: **ABANDONMENT(S)**

16. CASE NUMBER: **AB - 1 - 2024** OWNER(S): **South 7th Street, LLC - Brad Hill**
REQUEST: **Unimproved Alley Abandonment 7th Street adjacent**
LOCATION: **Unimproved alley located off South 7th street between 207 & 215 South 7th street**
TAX MAP(S): **066F** PARCEL #(S): **L 029.00 (P/O)**
REASON FOR REQUEST: **Alley proposed to be dedicated to adjoining property owners**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.08 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

17. CASE NUMBER: **AB - 2 - 2024** OWNER(S): **A.J. Sanders , JR**
REQUEST: **Right of Way Abandonment - 16 ft wide unpaved Alley**
LOCATION: **Unimproved alley off of Bogard Ln between parcels 9.00 & 21.00 as shown of Tax Map 066B**
TAX MAP(S): **066B** PARCEL #(S): **B 00900**
REASON FOR REQUEST: **To be abandoned to adjoining property owners**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

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:

18. CASE NUMBER: **AB - 3 - 2024** OWNER(S): **John W. Beach**
REQUEST: **Right of Way Abandonment - Mary's Garden**
LOCATION: **2809 Trough Springs Rd**
TAX MAP(S): **063** PARCEL #(S): **032.01**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **3.38 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

VI. OTHER BUSINESS:

- A. Initiate a City Zoning Ordinance Update with regards to Communication Towers and Fall Zones**
- B. Profit and Loss Statement**

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

DRAFT