



AGENDA
October 29, 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: **September 24, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
- V. CITY COUNCIL INFORMAL **October 30, 2024 @ 4:30 P.M.**
- VI. CITY COUNCIL PUBLIC HEARING & FIRST READING **November 7, 2024 @ 6:00 P.M.**
- VII. COUNTY COMMISSION PUBLIC HEARING **November 4, 2024 @ 6:00 P.M.**
- VIII. COUNTY COMMISSION FORMAL MEETING **November 12, 2024 @ 6:00 P.M.**
- IX. 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 - 34 - 2024** OWNER(S): **Marvin Curtis Merrell**

REQUEST:**R-1 - Single-Family Residential District to R-2A - Two-Family Residential District**

LOCATION: **A parcel of land fronting on the south frontage of Old Trenton Rd. 1,370 +/- feet west of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.**

TAX MAP(S): **041 O** PARCEL #(S): **F 028.00**

REASON FOR REQUEST: **We purchased a dilapidated single family home that we would like to demo and construct a duplex**

CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **.59 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

2. CASE NUMBER: **Z - 36 - 2024** OWNER(S): **Austin Peay IV**

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

LOCATION: **The southeast corner of the Cumberland Dr. & Southern Pkwy. intersection**

TAX MAP(S): **079P** PARCEL #(S): **A 014.00**

REASON FOR REQUEST: **Speculative Retail / Office Development**

CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **1.33 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

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

3. CASE NUMBER: **Z - 37 - 2024** OWNER(S): **Edwin R. Taylor**
REQUEST:**M-1 - Light Industrial District to C-2 - General Commercial District**
LOCATION: **1899 Ashland City Road**
TAX MAP(S): **080J** PARCEL #(S): **A 001.00**
REASON FOR REQUEST: **Building is more aligned with commercial use.**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **.555 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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4. CASE NUMBER: **Z - 38 - 2024** OWNER(S): **Samuel R. Baggett**
REQUEST:**R-3 - Three Family Residential District to C-2 - General Commercial District**
LOCATION: **Property located on the northern frontage of Adams Ct, approximately 130 feet west of the intersection of Adams Ct & Cumberland Dr.**
TAX MAP(S): **066K** PARCEL #(S): **H 035.00**
REASON FOR REQUEST: **This would extend the C-2 zone from the East. The rezone would allow for multi-family units to compliment the commercial units on the owner adjoining property, as well as, provide a residential transition between single family and commercial.** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.475 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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5. CASE NUMBER: **Z - 39 - 2024** OWNER(S): **Byard & Mabry Holdings LLC**
REQUEST:**AG - Agricultural District to R-5 - Residential District**
LOCATION: **A portion of a tract of land fronting on the north frontage of Ringgold Rd. 300 +/- feet east of the Ringgold Rd. & Brentwood Cir. intersection.**
TAX MAP(S): **030 030** PARCEL #(S): **010.00 (p/o) 010.06 (p/o)**
REASON FOR REQUEST: **This zoning request has several components and constitutes our final plan for the subject property. We have further refined our overall plan for Tailwater Meadows based on topography, building footprint analysis, and our acquisition of one additional parcel of land that currently has a mobile home on it. We have added a small (36 home) owner-occupied townhome component on the newly purchased tract. This will give us three housing types in the neighborhood, creating a wider range of affordability and better respond to the housing needs of military personnel and their families. There will be 28.97 acres of common area, predominantly located along Ringgold Creek. This will preserve the forest canopy and existing views for the homeowners and neighboring properties. There will also be community amenities such as playgrounds, pavilions and other features. We have also set aside an area of frontage along Ringgold Creek for a proposed extension of the Clarksville Greenway. This tract abuts a portion of the old Tennessee Central Railroad right of way that is owned by the City of Clarksville and would provide a singular walking experience for the community. There is room for a parking area at the proposed trailhead, which would be located inside the neighborhood. We have been in consultation with the Clarksville Parks and Recreation Department regarding the project.**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **4.63 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

6. CASE NUMBER: **Z - 40 - 2024** OWNER(S): **MSM Capital LLC**
REQUEST: **R-2 - Single-Family Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **North of Needmore Rd, West of Teakwood Dr, North of and adjacent to Treeland Dr, South of and adjacent to Erie Dr**
TAX MAP(S): **032** PARCEL #(S): **024.04**
REASON FOR REQUEST: **Not Listed**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **.9 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **02**
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7. CASE NUMBER: **Z - 41 - 2024** OWNER(S): **Exit 11 Properties , a Tennessee General Partnership**
REQUEST: **C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District**
LOCATION: **Hornbuckle Road, no number assigned, Clarksville, Montgomery County, Tennessee**
TAX MAP(S): **063** PARCEL #(S): **046.04 (p/o)**
REASON FOR REQUEST: **The subject property is currently under a Purchase and Sales Agreement. The intended use for the buyer is a John Deere Dealership. The dealership will not be open on weekends and has a proposed operating time ending at 5:00 PM on weekdays. there is an estimated 35 people that will be employed at the location and the budget for the project is estimated at 45,000,000.00. The proposed use should have little impact on the adjacent tracts.**

CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **19.89 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
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CASE TYPE: COUNTY ZONING

8. CASE NUMBER: **CZ - 07 - 2024** OWNER(S): **Katherine Sharp & David Sharp**
REQUEST: **O-1 - Office District to C-2 - General Commercial District**
LOCATION: **South of US HWY 41-A South, North of Poplar Hill, South and adjacent to McAdoo Creek Road, TAX MAP(S): 087 PARCEL #(S): 005.02**
REASON FOR REQUEST: **Commercial / Warehouse space**
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **+/-: 2.46**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
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9. CASE NUMBER: **ZO - 2 - 2020** APPLICANT: **Regional Planning Commission**
REASON FOR REQUEST: **Response to City Council request to extend the Madison Street Overlay up Hwy 76 to I-24**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

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

10. CASE NUMBER: **V - 12 - 2024** OWNER(S): **Richard Tucker**
VARIANCE REQUEST: **Section 4.1.2.B. "A stubout for future continuation of the public street and road network shall be provided from the subdivision to all adjacent vacant land zoned for residential or commercial use including Agricultural zoning as determined by the RPC staff."**

The request is to not provide a road stub to the Beach Family Enterprises Property to the west as required by RPC staff.

WITHDRAWN

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: **SUBDIVISION**

11. CASE NUMBER: **S - 71 - 2024** OWNER(S): **Richard Tucker**
REQUEST: **Preliminary Plat Approval of Bent Tree**
LOCATION: **South of and adjacent to the intersection of Anderson Drive and Highway 76, west of and adjacent to Jones Road.**
TAX MAP(S): **081** PARCEL #(S): **009.00**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **20.70 +/-GROWTH**
PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **7 +/-**

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12. CASE NUMBER: **S - 72 - 2024** OWNER(S): **3Tucksproperties, LP**
REQUEST: **Preliminary Plat Approval of Longview Ridge Section 3 Cluster**
LOCATION: **Terminus of Daniel Johnson Way, extended to Red River.**
TAX MAP(S): **064** PARCEL #(S): **013.09**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **62.586 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **72 +/-**

DEFERRED

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13. CASE NUMBER: **S - 73 - 2024** OWNER(S): **CJM Properties , LLC**
REQUEST: **Preliminary Plat Approval of 125 Sango Dr**
LOCATION: **North of and adjacent to US Highway 41-A, east of and adjacent to Sango Dr.**
TAX MAP(S): **082** PARCEL #(S): **122.00**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **19.18 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **5 +/-**

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14. CASE NUMBER: **S - 74 - 2024** OWNER(S): **Ross Farms Development, LLC**
REQUEST: **Replat Approval of Ross Farms Section 1B Lot 113**
LOCATION: **Approximately 230 feet south of the intersection of Powell Rd and Ross Farms Blvd, with frontage along Ross Farms Blvd.**
TAX MAP(S): **057N** PARCEL #(S): **A 021.00**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **1.01 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **AG - Agricultural District**
OF LOTS: **1 +/-**
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CASE TYPE: **SITE REVIEW(S)**

15. CASE NUMBER: **SR - 37 - 2024** OWNER(S): **Casey's General Stores Inc**
DEVELOPMENT: **Casey's General Store**
LOCATION: **SW corner of Tiny Town Rd & Tobacco Rd**
TAX MAP(S): **006** PARCEL #(S): **056.04**
PROPOSED USE: **Casey's General Store - Convenience Store**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.59 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-2 - General Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **3219 +/-**
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16. CASE NUMBER: **SR - 44 - 2024** OWNER(S): **Kevin Strangman - Altra Federal Credit Union**
DEVELOPMENT: **Altra Credit Union**
LOCATION: **2280 Madison St**
Clarksville, TN 37043
TAX MAP(S): **081H** PARCEL #(S): **B 003.00**
PROPOSED USE: **Bank**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **1.26 +/-**-GROWTH
PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **6967 +/-**
DEFERRED
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17. CASE NUMBER: **SR - 57 - 2024** OWNER(S): **Reach Holdings**
DEVELOPMENT: **Holland Park**
LOCATION: **On Wilson Rd approximately 100' east of 2515 Wilson Rd & 1,000' west of Old Farmers Rd**
TAX MAP(S): **081** PARCEL #(S): **039.00 (P/O)**
PROPOSED USE: **Restaurant and Retail**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **17.33 +/-**-GROWTH
PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-2 - General Commercial District R-5 - Residential District R-4 - Multiple-Family Residential District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **21,468 +/-**
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18. CASE NUMBER: SR - 58 - 2024 OWNER(S): Chin Fa Yang
DEVELOPMENT: **Chin Fa Yang Development**
LOCATION: **Tiny Town Rd**
TAX MAP(S): **005M** PARCEL #(S): **A 021.01**
PROPOSED USE: **Speculative Retail**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **0.531 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **3828 +/-**

19. CASE NUMBER: SR - 59 - 2024 OWNER(S): Saul Martinez
DEVELOPMENT: **Rinconcito's Mexican Grill**
LOCATION: **1605 Ft. Campbell Blvd**
TAX MAP(S): **043B** PARCEL #(S): **A 013.00**
PROPOSED USE: **Restaurant**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.54 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **1800 +/-**

DEFERRED

20. CASE NUMBER: SR - 60 - 2024 OWNER(S): Tri-Star Energy LLC
DEVELOPMENT: **Needmore Road Retail**
LOCATION: **Southwest corner lot of Needmore Rd and Trenton Rd**
TAX MAP(S): **032** PARCEL #(S): **082.01**
PROPOSED USE: **Retail Center**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **8 +/-** SQ FOOTAGE: **11900 +/-**

21. CASE NUMBER: SR - 61 - 2024 OWNER(S): Welch Properties
DEVELOPMENT: **Greenway Townhomes**
LOCATION: **490 Ringgold Rd**
TAX MAP(S): **030 030** PARCEL #(S): **041.00 042.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **6.66 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **40 +/-** SQ FOOTAGE: **33223 +/-**

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CASE TYPE: **ABANDONMENT(S)**

22. CASE NUMBER: **AB - 4 - 2024** OWNER(S): **Montgomery County Highway Dept**
REQUEST: **Public Right of Way Abandonment of a portion of Underwood Rd.**
LOCATION: **A portion of Underwood Rd, approximately .52 miles.**
TAX MAP(S): **151** PARCEL #(S): **053.03, 053.01**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD:
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **20**
23. CASE NUMBER: **AB - 5 - 2024** OWNER(S): **Montgomery County Highway Dept**
REQUEST: **Public Right of Way Abandonment of of a portion of Bales Rd.**
LOCATION: **A portion of Bales Rd, approximately .29 miles.**
TAX MAP(S): **151** PARCEL #(S): **056.01, 056.00**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD:
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **20**
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VI.OTHER BUSINESS:

- A. Appeal of a CRB Decision for DDR-14-2024 **DEFERRED**
- B. Profit and Loss Statement
- C. Approval of the 2025 Calendar
- D. Consider initiating a zoning change to the properties in Option "C" as presented by the CDRB for the H-1 Historic Overlay
- E. Review and adopt updated Purchasing Procedure

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