



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

**Date:** October 24, 2023

**Time:** 2:00 PM

### Members Present

Richard Swift, Chairman  
Thom Spigner, Vice Chairman  
Valerie Guzman  
Stacey Streetman  
Michael Long  
Joe Smith  
Eric Huneycutt  
Bill Kimbrough  
Maria Jimenez

### Others Present

Jeff Tyndall, Director of Planning  
Ruth Russell, Site Review/ Address Manager  
Brent Clemmons, Design Review Coordinator  
Sarah Cook, Long Range Planner  
Angela Latta, Planning Tech.  
LaDonna Marshall, Office Manager  
Daniel Morris, GIS Planner  
Jackey Jones, Administrative Specialist  
Sam McCanna, Planning Tech.  
Chris Cowan, Clarksville Street Department  
Ben Browder, Justin Crosby, Clarksville Gas & Water  
Mike Ringgenberg, Clarksville Transit  
Jeff Bryant, Alex Morris, County Highway Department  
Janet Wilson, Clarksville EDC

Mr. Swift called the meeting to order at 2:00 PM.

Pledge of Allegiance.

### **Approval of Minutes**

Mr. Swift asked for a motion for approval of the minutes from September 26, 2023 meeting and October 13, 2023. Ms. Streetman moved to recommend approval. The motion was seconded by Mr. Long and carried unanimously.

### **Announcements/Deferrals**

Mr. Tyndall announced the withdrawal of V-6-2023, V-7-2023, S-60-2023 and S-61-2023 and the deferrals of CZ-16-2023, CZO-2-2023 and S-52-2023.

Mr. Kimbrough made the motion to approve deferrals and Mr. Long seconded. All others were in favor and motion passed.

Mr. Swift went over the procedure for addressing The Regional Planning Commission and following applicable cases through the process.

### **City Zoning Cases:**

**CASE NUMBER: Z-56-2023 APPLICANT:** Estate of Bruce & Otrass Carden Agent: Ligon Home Builders

**REQUEST:** RM-1 Single-Family Mobile Home Residential District to R-3 Three Family Residential District

**LOCATION:** Two parcels fronting on the west frontage of Evans Rd., 325 +/- feet north of the Evans Rd. & Dogwood Trl. Intersection.

**TAX MAP(S): 029L PARCEL #:** C 021.00, C 022.00 **ACREAGE:** 1.52+/-

**REASON FOR REQUEST:** To build affordable homes. Property touches R-3 to the right.

Mr. Spainhoward read the case and gave the staff recommendations:

#### **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The Evans Road area continues to be an area in transition. Long standing mobile home districts are seeing increased interest to redevelop into conventional built single family homes, duplexes & multi-family residential.
3. The proposed R-3 Residential request is not out of character with the development pattern in the area. It is also encouraged to maintain a desirable mixture of housing types.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Calvin Ligon spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Kimbrough made the motion for approval and Mr. Long seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: CZ-15-2023** APPLICANT: Holly Point LLC AGENT: Lawson Mabry

REQUEST: R-4 Multiple-Family Residential District to C-5 Highway & Arterial Commercial District

LOCATION: A portion of property fronting on the south frontage of US Highway 79 / Dover Rd. 3,220 +/- feet east of the US Highway 79 / Dover Rd & Liberty Church Rd. intersection.

TAX MAP(S): 053 PARCEL #: 129.00 ACREAGE 0.99 +/-

REASON FOR REQUEST: This zoning request is part of a comprehensive plan to develop the Lisenbee Farm with an appropriate mix of compatible land uses. When doing our final usage planning we ended up with a small unusable tract of land zoned R-4. We are requesting that this tract be rezoned so it can be added to the adjacent tract currently zoned C-5.

Mr. Spainhoward read the case and gave the staff recommendations:

**APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed zone change is due to a minor adjustment of their development plan. The adjustment does not significantly change the overall development plan for the property.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Lawson Mabry spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made the motion for approval stating it is consistent with the adopted Land Use Plan. Mrs. Jimenez seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: CZ-17-2023** APPLICANT: Run-A-Muck Outfitters LLC

REQUEST: AG Agricultural District/H-1 to AGC Agricultural Commercial District /H-1

LOCATION: A tract of land bound by the Red River on the south & fronting on the east frontage of Port Royal Rd. 800 +/- feet north of the Port Royal Rd. & Old Clarksville Springfield Rd. intersection.

TAX MAP(S): 060 PARCEL #: 001.03 ACREAGE: 6.44 +/-

APPLICANT REASON FOR REQUEST: None given

Mr. Spainhoward read the case and gave the staff recommendations:

**DISAPPROVAL**

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The Adopted Land Use plan states that consideration of our community's past by preserving the unique aspects of the built environment, as well as those of nature. The sites of pioneer outposts and our river accesses, to include the Red River should be maintained and retained as the critical historic settings that put our community on the map.
3. There are adjacent parcels to the north of this request that are currently zoned commercial, under the same ownership, one of which is vacant and in need of rehabilitation. Rehabilitation or removal of deteriorated structures within existing commercial zones should be prioritized over creating new commercial districts that are entirely encumbered by the FEMA Flood Plain.
4. Additional encroachment of commercial zoning in close proximity to the historic Port Royal State Park & portion the National Trail of Tears Historic Trail has significant potential to have a negative impact on the area.
5. During the historic & environmental review of this application, a State Park official, indicated what appears to be an "Indian mound" within the area of request, is a mound of dirt created by illegally digging out a canoe access point to the river.

Public hearing was opened.

Brad Weakley spoke in favor of the case.

Marion Perron spoke in opposition of the case.

Brad Weakley spoke in rebuttal.

Public hearing was closed.

Mr. Kimbrough made the motion for disapproval based on the rehabilitation or removal of deteriorated structures within existing commercial zones should be prioritized over creating new commercial districts that are entirely encumbered by the FEMA Flood Plain Plan. Mrs. Streetman seconded, Mr. Spigner abstained and all others were in favor. Motion for disapproval passed.

**SUBDIVISION CASES:**

Mr. Parker presented the consent agenda and no items were pulled for consideration.

**CASE NUMBER: S-33-2023** APPLICANT: Robert Clark C/O Bill Mace

REQUEST: Revised Preliminary Plat Approval of Merchants Boulevard and Peddlers Way Right of Way Dedication

LOCATION: South of the 101st Airborne Division Parkway, west of and adjacent to the current terminus of Merchants Boulevard.

MAP: 041 PARCEL: 063.00 ACREAGE: 18.93+/- # OF LOTS: 2 ZONING: C-5 GROWTH PLAN: CITY

**STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. A traffic study shall be required to be submitted to the Street Department prior to the approval of construction plans.

**CASE NUMBER: S-62-2023** APPLICANT: CBF Enterprises

REQUEST: Preliminary Plat Approval of Old Iron Court Right of Way Dedication (CBF Enterprises)

LOCATION: North of and adjacent to Guthrie Hwy, approximately 3,460 feet northeast of the intersection of Guthrie Hwy and Hampton Station Road.

MAP: 015 PARCEL: 003.07 ACREAGE: 2.10 +/- # OF LOTS: 0 +/- ZONING: M-2 GROWTH PLAN: RA

**STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to US Highway 79

**CASE NUMBER: S-63-2023** APPLICANT: Industrial Development Board of Montgomery County

REQUEST: Preliminary Plat Approval of Replat of CMCCBPS Commercial Property Hankook Road Lot 1 & Prelim Lot 6

LOCATION: Immediately north of 1645 -1665 Hankook Road, and immediately east of 1665 Hankook Road.

MAP: 057 PARCEL: 017.06 ACREAGE: 6.04 +/- # OF LOTS: 1 +/- ZONING: C-5 GROWTH PLAN: UGB

**STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the

natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.

3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to SR 237.

**CASE NUMBER: S-64-2023** APPLICANT: Bill Belew

REQUEST: Preliminary Plat Approval of Drift Kings Estates

LOCATION: North of Tiny Town Road, west of and adjacent to Allen Road, approximately 365 feet south of the intersection of Barbee Lane and Allen Road.

MAP: 006 PARCEL: 031.00 ACREAGE: 4.17 +/- # OF LOTS: 16 +/- ZONING: R-2A GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

**CASE NUMBER: S-65-2023** APPLICANT: Bill Mace

REQUEST: Revised Preliminary Plat Approval of Gratton Estates

LOCATION: West of Gratton Road at the terminus of Racker Drive. To also include a portion of a parcel west of and adjacent to Gratton Road and south of and adjacent to Ashland City Road

MAP: 080 PARCEL: 008.00 ACREAGE: 40.70 +/- # OF LOTS: 100 (7 new) +/- ZONING: R-1

GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

Mr. Smith made the motion to approve consent agenda. Mrs. Streetman seconded and others were in favor. Motion for approval of consent agenda passed.

**SITE REVIEW CASES:**

Ms. Russell read through the consent agenda cases. Case SR-49-2023 was pulled for consideration.

**CASE NUMBER: SR-23-2023** APPLICANT: CarMax Auto Superstores, Inc. AGENT: Houston Smith  
DEVELOPMENT: CarMax Clarksville  
PROPOSED USE: Car Dealership  
LOCATION: Merchants Blvd. MAP: 041, 063.00 ACREAGE: 19.03 SQ FOOTAGE: 41,874

**STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS**

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer.
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include identifying and determining 100 years on all sinkholes located on the property. If any sinkholes will be closed then a geotech report will be required.
- 3. Approval of a TIS by the City Traffic Engineer.
- 4. Subdivision/minor plat completed.
- 5. Approval of a landscape plan.

**CASE NUMBER: SR-39-2023** APPLICANT: LifePoint Church C/O Mr. Ronnie Gray AGENT: G Alex Henry  
DEVELOPMENT: Lifepoint Church-Tiny Town  
PROPOSED USE: C-5/R-4  
LOCATION: Profit Drive MAP: 018, 016.05 ACREAGE: 11.5 +/- SQ FOOTAGE: 39,119

**STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS**

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer.
- 2. Approval of all grading, drainage and water quality plans by the City Street Department.
- 3. Subdivision/minor plat completed.
- 4. Approval of a landscape plan.

**CASE NUMBER: SR-46-2023** APPLICANT: Bill Mace AGENT: Matt Suiter  
DEVELOPMENT: Mace-Hampton Station  
PROPOSED USE: Retail Office/Warehouse  
LOCATION: Guthrie Hwy MAP: 015, 040.08 ACREAGE: 1.94 +/- SQ FOOTAGE: 9,000

**STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS**

- 1. Approval of all utility plans by the office of the Chief Utility Engineer.
- 2. Approval from the County Highway Department and TDOT.

**CASE NUMBER: SR-47-2023** APPLICANT: Rafferty’s Real Estate Partners AGENT: Houston Smith  
DEVELOPMENT: Double Dogs Shopping Center  
PROPOSED USE: Restaurant and Retail  
LOCATION: Dunlop Road MAP: 040, 004.16 ACREAGE: 2.4 +/- SQ FOOTAGE: 12,811

**STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS**

- 1. Approval of all utility plans by the office of the Chief Utility Engineer.

2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Minor plat completed.
4. Approval of a landscape plan.

**CASE NUMBER: SR-48-2023** APPLICANT: Dunlop Developments, LLC AGENT: Houston Smith  
DEVELOPMENT: 860 Needmore Apartments  
PROPOSED USE: Multifamily  
LOCATION: 860 Needmore Road MAP: 031, 051.00, 052.00 ACREAGE: 2.75 +/- UNITS: 32

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include sidewalks and roadway/access improvements.
3. Subdivision/minor plat completed.
4. Approval of a landscape plan.

**CASE NUMBER: AB-06-2023** APPLICANT: Montgomery County Highway Department AGENT: Jeff Bryant  
Highway Supervision  
DEVELOPMENT: Montgomery County Highway Department  
PROPOSED USE: Abandonment  
LOCATION: Meadows Road- Portion of Map 152, 004.00 (within) ACREAGE: 0.545 +/-  
SQ FOOTAGE: 23,760

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

**CASE NUMBER: AB-07-2023** APPLICANT: Montgomery County Highway Department AGENT: Jeff Bryant  
Highway Supervision  
DEVELOPMENT: Montgomery County Highway Department  
PROPOSED USE: Abandonment  
LOCATION: Marlowe Road Map: 152, 012.00 (within) ACREAGE: 1.019 +/- SQ FOOTAGE: 44,430

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Marlowe Road will retain the name for use as a private road for postal and 911/emergency purposes.

**CASE NUMBER: AB-08-2023** APPLICANT: Jonathan Blick AGENT: Jeff Bryant Highway Supervision  
DEVELOPMENT: Montgomery County Highway Department  
PROPOSED USE: Abandonment  
LOCATION: Unimproved R-O-W north of Edlin Street, south of Kentucky State Line Map: 011B-G, bet. Parcels 7.01 & 7.02: 11G-b, bet. 7.02 & 8.00 ACREAGE: 1.019 +/- SQ FOOTAGE: 5,445

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Mr. Long made a motion for approval of consent agenda. Mrs. Guzman seconded. All others were in favor and motion for approval of consent agenda passed.



**CASE NUMBER: SR-49-2023** APPLICANT: Goodwyn, Mills & Cawood, LLC AGENT: Randy Harper  
DEVELOPMENT: Kroger U-580 Marketplace & Fuel Center  
PROPOSED USE: Retail & Gas Station  
LOCATION: Tiny Town Road and Needmore Road MAP: 018, 019.03 ACREAGE: 14.67 +/-  
SQ FOOTAGE: 123,101

**STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS**

1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include lift station upgrades.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include sidewalks along Tiny Town Road.
3. Subdivision/minor plat completed.

Public hearing was opened.

Eli Shelton spoke in favor of the case.

Ernest E. Carpenter spoke in opposition of the case.

Public hearing was closed.

Mr. Spigner made the motion for approval of case. Ms. Streetman seconded. All others were in favor and motion for approval passed.

**OTHER BUSINESS:**

**A. Monthly Profit and Loss Statement**

Mr. Tyndall presented the P &L.

Mrs. Jimenez made the motion for approval and Mr. Kimbrough seconded. All were in favor. Motion for approval passed.

**B. Plan of Service for A-3-2023**

Mr. Tyndall presented A-3-2023.

Public hearing was opened.

No speakers.

Public hearing was closed.

Mr. Smith made the motion for approval. Mr. Long seconded. All others were in favor and motion for approval passed.

**C. Release of bond request for Mockingbird Meadows Final Plat (S-84-2021)**

Mr. Spigner made the motion for approval and Mr. Smith seconded. All others were in favor and motion for approval passed.

**Public Comment Period**

Lori Smith came forward with public comments.

The meeting was adjourned at 3:10 PM.

ATTEST:



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Chairman