
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:

9. CASE NUMBER: **S - 65 - 2024** OWNER(S): **Ligon Home Builders LLC**
REQUEST: **Preliminary Plat Approval of Gold Landing**
LOCATION: **West of Bell Road, North of Needmore Road**
TAX MAP(S): **032** PARCEL #(S): **052.05 (P/O) 052.00 052.01**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **11.96 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **R-2 - Single-Family Residential District R-3 - Three Family Residential District**
OF LOTS: **64 +/-**

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

10. CASE NUMBER: **SR - 26 - 2024** OWNER(S): **Orlando Chito -Leslie Ford**
DEVELOPMENT: **McDonald's**
LOCATION: **3326 Allen Rd Clarksville TN 37043**
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 +/-**

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:

11. 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 +/-**

12. 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 +/-**

13. CASE NUMBER: **SR - 47 - 2024** OWNER(S): **Kathy Conn**
DEVELOPMENT: **Kathy's Pampered Paws**
LOCATION: **127 Hadley Dr**
Clarksville TN 37042
931-801-0313
TAX MAP(S): **030H** PARCEL #(S): **B 022.00**
PROPOSED USE: **Dog Boarding, Daycare & Grooming**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **0.27 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **2,946 +/-**

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:

14. CASE NUMBER: **SR - 50 - 2024** OWNER(S): **Choice Hotels International Services Corp**
DEVELOPMENT: **Everhome Suites**

LOCATION: **Stacey Johnson Boulevard (Proposed Lot 2)**

TAX MAP(S): **033** PARCEL #(S): **005.01 (P/O)**

PROPOSED USE: **Hotel**

CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.9804 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

ZONING: **C-5 - Highway & Arterial Commercial District**

OF UNITS: **1 +/-** SQ FOOTAGE: **57830 +/-**

15. CASE NUMBER: **SR - 51 - 2024** OWNER(S): **Wyatt's Body Shop**

DEVELOPMENT: **Wyatt's Body Shop**

LOCATION: **420 Palmyra Road**

TAX MAP(S): **100** PARCEL #(S): **098.00**

PROPOSED USE: **Body Shop**

CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **2.42 +/-**

GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**

ZONING: **C-5 - Highway & Arterial Commercial District**

OF UNITS: **N/A +/-** SQ FOOTAGE: **15000 +/-**

16. CASE NUMBER: **SR - 52 - 2024** OWNER(S): **Powers Commercial**

DEVELOPMENT: **Stor-A-Lot Self Storage Exit 8 (Revised)**

LOCATION: **1245 Rossvie Rd. Clarksville, TN**

TAX MAP(S): **057** PARCEL #(S): **016.02**

PROPOSED USE: **Retail**

CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **10.33 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

ZONING: **C-5 - Highway & Arterial Commercial District C-4 - Highway Interchange District**

OF UNITS: **N/A +/-** SQ FOOTAGE: **23241 +/-**

Landscape wavier / appeal has been requested for this property

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:

17. CASE NUMBER: **SR - 53 - 2024** OWNER(S): **DSDH Tennesse**
DEVELOPMENT: **Gerber Collision**
LOCATION: **Pea Ridge Rd. Clarksville. Approx 250' south of SR-374 / 101'st Airborne Division Pkwy & 400' north of Sambar Dr.**
TAX MAP(S): **041** PARCEL #(S): **040.07**
PROPOSED USE: **Auto Repair**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **1.72 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **16371 +/-**

18. CASE NUMBER: **SR - 54 - 2024** OWNER(S): **PTL Properties**
DEVELOPMENT: **PTL Properties Paint Shop Expansion**
LOCATION: **4581 Guthrie Hwy
Clarksville TN 370040**
TAX MAP(S): **015** PARCEL #(S): **00.704**
PROPOSED USE: **Warehouse**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **11.3 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **1**
ZONING: **M-2 - General Industrial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **4830 +/-**

19. CASE NUMBER: **SR - 55 - 2024** OWNER(S): **John Hadley**
DEVELOPMENT: **W. Nashville Wrecker Tow-in Lot**
LOCATION: **181 Terminal Rd**
TAX MAP(S): **032** PARCEL #(S): **021.00**
PROPOSED USE: **Tow-in Lot**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **7.62 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **M-2 - General Industrial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **N/A +/-**

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:

20. CASE NUMBER: SR - 56 - 2024 OWNER(S): Eric Hawkins Custom Homes Eric Hawkins Custom Homes
DEVELOPMENT: Landrum Place Townhomes
LOCATION: 312 Landrum Place
TAX MAP(S): 065N PARCEL #(S): J 014.00
PROPOSED USE: Townhomes & Storage Units
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.73 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-2 - General Commercial District
OF UNITS: 8 +/- SQ FOOTAGE: 2780 +/-

21. CASE NUMBER: SR - 57 - 2024 OWNER(S): Reach Holdings
DEVELOPMENT: Holland Park
LOCATION: 2515 Wilson Drive
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: 20879 +/-

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

CASE TYPE:

VI. OTHER BUSINESS:

- A. PRO Housing Grant Public Hearing**
- A. Profit and Loss Statement**
- C. Place Holder**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

DRAFT