



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
April 22, 2025

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 MARCH 25, 2025 AND EXECUTIVE COMMITTEE MEETING MINUTES FROM APRIL 21, 2025
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
- V. CITY COUNCIL INFORMAL **April 24, 2025 @ 4:30 P.M.**
- VI. CITY COUNCIL PUBLIC HEARING & FIRST READING **May 1, 2025 @ 6:00 P.M.**
- VII. COUNTY COMMISSION PUBLIC HEARING **May 5, 2025 @ 6:00 P.M.**
- VIII. COUNTY COMMISSION FORMAL MEETING **May 12, 2025 @ 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 - 8 - 2025** APPLICANT **Infinity Investment, LLC**
REQUEST: **R-1 - Single-Family Residential District** to **R-2A Single-Family Residential**
LOCATION: **A parcel located at the southeast corner of Hillsboro Rd. & Binks Dr.**
TAX MAP(S): **043L** PARCEL #(S): **L 001.00**
REASON FOR REQUEST: **future building**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **.45 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
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CASE TYPE: **CITY ZONING**

2. CASE NUMBER: **Z - 13 - 2025** APPLICANT **David Merrill**
REQUEST: **R-1A - Single-Family Residential District** to **C-5 - Highway & Arterial Commercial District**
LOCATION: **The northeast corner of the Tiny Town Rd. & Tobacco Rd. intersection.**
TAX MAP(S): **006J** PARCEL #(S): **B 017.00**
REASON FOR REQUEST: **For speculative commercial building**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.22 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

CASE TYPE: **CITY ZONING**

3. CASE NUMBER: **Z - 18 - 2025** APPLICANT **James Page**
REQUEST: **R-1 - Single-Family Residential District** to **C-5 - Highway & Arterial Commercial District**
LOCATION: **Property fronts on the South frontage of Dover Road, 200 +/- feet East of the Dover Road and Walker Circle Intersection.**
TAX MAP(S): **054G** PARCEL #(S): **F 035.00 F 036.00**
REASON FOR REQUEST: **To provide an extension of C-5 Zoning for commercial development.**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.4 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
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CASE TYPE: **CITY ZONING**

4. CASE NUMBER: **Z - 20 - 2025** APPLICANT **William Belew**
REQUEST: **R-2 - Single-Family Residential District R-4 - Multiple-Family Residential District C-1 - Neighborhood Commercial District to C-5 - Highway & Arterial Commercial District**
LOCATION: **South of Tiny Town Road**
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)**
REASON FOR REQUEST: **To extend the commercial zoning for proposed businesses.**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **18.47 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

CASE TYPE: **COUNTY ZONING**

5. CASE NUMBER: **CZ - 4 - 2025** APPLICANT **Wanda G Darnell**
REQUEST: **E-1 - Single-Family Estate District to EM-1 - Single Family Mobile Home Estate District**
LOCATION: **Approximately 975 feet +/- southwest of the Caps Road and Indian Mound Road Intersection.**
TAX MAP(S): **071** PARCEL #(S): **052.00**
REASON FOR REQUEST: **To allow for a mobile home.**
CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **1.36 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**
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CASE TYPE: **COUNTY ZONING**

6. CASE NUMBER: **CZ - 5 - 2025** APPLICANT **Ben Mimms**
REQUEST: **AG - Agricultural District to C-4 - Highway Interchange District**
LOCATION: **A a portion of a tract 200 +/- feet southeast of the Guthrie Hwy. & Oakland Rd intersection**
TAX MAP(S): **016** PARCEL #(S): **018.01**
REASON FOR REQUEST: **The requested zoning change from AG to C-4 is consistent with the surrounding area and the intent of the ordinance. The subject property is to be used as a convenience store/dueling station.**
CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **4.37 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **2**

CASE TYPE: **COUNTY ZONING**

7. CASE NUMBER: **CZ - 6 - 2025** APPLICANT **Linda Wortham et al**
REQUEST: **AG - Agricultural District to R-1 - Single-Family Residential District**
LOCATION: **South of Dover Road**
TAX MAP(S): **053** PARCEL #(S): **120.00**
REASON FOR REQUEST: **This tract will be an additional SFD extension of the existing Lisenbee Fields neighborhood. Homeowners will share the existing amenities (fitness center, splash park, playground, dog park, baseball field) in Lisenbee Fields. The current owners are selling to settle their mother's estate.**
CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **32.7 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **8**
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CASE TYPE: **COUNTY ZONING**

8. CASE NUMBER: **CZ - 7 - 2025** APPLICANT **Thomas Oliver Jr and Terese Oliver**
REQUEST: **AG - Agricultural District to M-2 - General Industrial District**
LOCATION: **A tract of land west of the Hampton Station Rd. & Webb Rd. intersection.**
TAX MAP(S): **015** PARCEL #(S): **039.00**
REASON FOR REQUEST: **The subject property is identified as manufacturing and industrial on the Comprehensive Plan for Montgomery County. The applicant seeks to zone the property M-2 align with the Comprehensive Plan and to market the property for Industrial uses to support industry and job in the Clarksville-Montgomery County area. The subject property adjoins existing M-1 and M-2 zoning and will be an extension of the same.**
CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **112.01 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **1**

DEFERRED

CASE TYPE: **COUNTY ZONING**

9. CASE NUMBER: **CZ - 8 - 2025** APPLICANT **Vision Home Builders, LLC**
REQUEST: **R-1 - Single-Family Residential District to R-1A - Single-Family Residential District**
LOCATION: **Two parcels fronting on the east frontage of Harper Rd. 1,250 +/- feet south of the Highway 41-A South & Harper Rd intersection.**
TAX MAP(S): **081** PARCEL #(S): **172.00 176.00**
REASON FOR REQUEST: **single family development**
CO. COMM. DISTRICT: **15** NUMBER OF ACRES: **7.1 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

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CASE TYPE: **CITY ZONING**

10. CASE NUMBER: **ZO - 4 - 2024** APPLICANT: **Regional Planning Commission**
REQUEST: **Amend Digital Message Board Language and Lighting Regulations and Update Madison Street Overlay Signage Regulations Accordingly**

DEFERRED

CASE TYPE: **CITY ZONING**

11. CASE NUMBER: **ZO - 6 - 2025** APPLICANT: **Clarksville City Council**
REQUEST: **Request the RPC to review and return additions to Chapter 11 regarding enforcement of the zoning ordinance and penalties.**

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

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

12. CASE NUMBER: **V - 5 - 2025** APPLICANT: **JJ Developers**
VARIANCE REQUEST: **4.1.7.2. "Street, road or permanent easement intersections which do not align shall meet the following distance requirements between centerline intersections: D. "Major Local, Minor Local, Cul-de-sac, and Alleys - A minimum of one-hundred and fifty (150) feet."**
To allow separation of the intersections of the proposed road and Old Dover Road to be 85 feet.
LOCATION: **South of and adjacent to Old Dover Court at the intersection with the proposed 40' right-of-way.**
ZONING: **R-1 - Single-Family Residential District**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
CORRESPONDING CASE: **S-24-2025**

DEFERRED

CASE TYPE: **SUBDIVISION(S)**

13. CASE NUMBER: **S - 11 - 2025** APPLICANT **Ligon Home Builders LLC**
REQUEST: **Revised Preliminary Plat Approval of Gold Landing**
LOCATION: **West of Bell Road, North of Needmore Road**
TAX MAP(S): **032** PARCEL #(S): **052.01 053.00 (P/O)**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **10.86 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **56 +/-**

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CASE TYPE: **SUBDIVISION(S)**

14. CASE NUMBER: **S - 24 - 2025** APPLICANT **JJ Developers**
REQUEST: **Preliminary Plat Approval of Jackson Hills Section 2 (cluster)**
LOCATION: **South of and adjacent to Old Dover Court, west of Cherry Fields Subdivision, East of Ross Lane.**
TAX MAP(S): **053** PARCEL #(S): **148.03 172.00**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **76.79 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **143 +/-**

DEFERRED

CASE TYPE: **SUBDIVISION(S)**

15. CASE NUMBER: **S - 25 - 2025** APPLICANT **Clarksville Fencing Industrial Development Board**
REQUEST: **Preliminary Plat Approval of Preliminary Plat North Rossvie Commons Lots 1-9**
LOCATION: **North of and adjacent to Hankook Road, east of and adjacent to the current terminus of Aspire Way.**
TAX MAP(S): **057 057** PARCEL #(S): **017.02 017.06**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **13.77 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **9 +/-**

DEFERRED

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CASE TYPE: **SUBDIVISION(S)**

16. CASE NUMBER: **S - 26 - 2025** APPLICANT **Katherine Sharp**
REQUEST: **Preliminary Plat Approval of Katherine Sharp Property Lots 1 & 2 Mcadoo Creek Road**
LOCATION: **290 Mcadoo Creek Road**
TAX MAP(S): **087** PARCEL #(S): **005.02**
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **2.45 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **O-1 - Office District**
OF LOTS: **2 +/-**

CASE TYPE: **SUBDIVISION(S)**

17. CASE NUMBER: **S - 27 - 2025** APPLICANT **Bill Mace Homes**
REQUEST: **Preliminary Plat Approval of Lots 42-48 & 51-59 Rose Hill Section B**
LOCATION: **Rose Hill Drive**
TAX MAP(S): **054A** PARCEL #(S): **B 012.00 B 012.01**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **7.85 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **21 +/-**
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CASE TYPE: **LANDSCAPE APPEAL(S)**

18. CASE NUMBER: **LA - 3 - 2025** APPLICANT: **Richard Tucker**
REQUEST: **Requesting a south landscape buffer reduction. The required buffer would eliminate parking and vehicle circulation desired. The adjacent property to the South was recently rezoned from C4 to R4 which now would require the buffer and although the property to the south is zoned R4 the buffer would just be adjacent to a private road used by the public within a 50ft easement.**
CORRESPONDING CASE: **SR-30-2025**
LOCATION: **2809 Trough Springs Road**
TAX MAP(S): **063** PARCEL #(S): **032.01**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **7.03 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**

WITHDRAWN

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

19. CASE NUMBER: **SR - 12 - 2025** APPLICANT: **Brian Johnson**
DEVELOPMENT: **Johnson Self Storage**
LOCATION: **287 Dover Road Clarksville TN 37042**
TAX MAP(S): **054E** PARCEL #(S): **F 009.00**
PROPOSED USE: **Portable Storage**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **2.22 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **4000 +/-**

WITHDRAWN

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

20. CASE NUMBER: **SR - 17 - 2025** APPLICANT: **Gracey General Partnership**
DEVELOPMENT: **The Joseph**
LOCATION: **517 Madison Street Clarksville TN 37040**
TAX MAP(S): **066K** PARCEL #(S): **B 019.00**
PROPOSED USE: **Retail/Multi-Family**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.99 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **92 +/-** SQ FOOTAGE: **21940 +/-**

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

21. CASE NUMBER: **SR - 20 - 2025** APPLICANT: **Turner and Associates Realty, Inc.**
DEVELOPMENT: **Dollar General**
LOCATION: **1000 Creek Way Clarksville, TN 37042**
TAX MAP(S): **018P** PARCEL #(S): **D 031.00**
PROPOSED USE: **Dollar General Supermarket and Proposed Retail**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **2.54 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **16,640 +/-**
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CASE TYPE: **SITE REVIEW(S)**

- 22.** CASE NUMBER: **SR - 27 - 2025** APPLICANT: **Lori Smith Industrial Development Board of Montgomery County**
DEVELOPMENT: **Ace Hardware**
LOCATION: **North of and adjacent to Hankook Rd. , south of and adjacent to the current terminus of Aspire Way.**
TAX MAP(S): **057** PARCEL #(S): **017.02 (p/o) 017.06**
PROPOSED USE: **Commercial (Retail)**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **0.72 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **20,000 +/-**
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CASE TYPE: **SITE REVIEW(S)**

- 23.** CASE NUMBER: **SR - 28 - 2025** APPLICANT: **Todd Morris**
DEVELOPMENT: **Silverstone Condos**
LOCATION: **860 Peachers Mill Road**
TAX MAP(S): **043M** PARCEL #(S): **E 046.03**
PROPOSED USE: **Multifamily development**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **12.94 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**
OF UNITS: **158 +/-** SQ FOOTAGE: **+/-**
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CASE TYPE: **SITE REVIEW(S)**

- 24.** CASE NUMBER: **SR - 29 - 2025** APPLICANT: **Greenspace Partners**
DEVELOPMENT: **Woodland Trace**
LOCATION: **Old Charlotte Trc**
TAX MAP(S): **079** PARCEL #(S): **024.00 025.03**
PROPOSED USE: **Multi-Family residential**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **8.50 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **C-2 - General Commercial District**
OF UNITS: **91 +/-** SQ FOOTAGE: **59,150 +/-**

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

- 25.** CASE NUMBER: **SR - 30 - 2025** APPLICANT: **Richard Tucker**
DEVELOPMENT: **Tucker Antiques**
LOCATION: **2809 Trough Springs Road**
TAX MAP(S): **063** PARCEL #(S): **032.01 032.02**
PROPOSED USE: **Antique Retail**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **7.03 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **13,500 +/-**
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CASE TYPE: **SITE REVIEW(S)**

26. CASE NUMBER: SR - 32 - 2025 APPLICANT: Titan Realty GP- Richard Collins

DEVELOPMENT: **Titan Storage**

LOCATION: **2124 Woodlawn Road**

TAX MAP(S): **052** PARCEL #(S): **087.02**

PROPOSED USE: **Self-Storage**

CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **6.10 +/-**

GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **8**

ZONING: **C-2 - General Commercial District**

OF UNITS: **+/-** SQ FOOTAGE: **15,000 +/-**

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

27. CASE NUMBER: SR - 33 - 2025 APPLICANT: Kim Jong Sup

DEVELOPMENT: **LG Electronics Tennessee Phase II**

LOCATION: **101 Life's Good Way**

TAX MAP(S): **009** PARCEL #(S): **014.05**

PROPOSED USE: **Warehouse/Future Manufacturing**

CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **310.57 +/-**

GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**

ZONING: **M-2 - General Industrial District**

OF UNITS: **+/-** SQ FOOTAGE: **599,177 +/-**

VI. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. A-1-2024 6 Month Plan of Service Update**
- C. Approve FY2025 Budget**
- D. Presentation of Zoning Rewrite Preliminary Recommendations Report**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda