



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
September 24, 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: **August 27, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **September 26, 2024 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **October 3, 2024 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **October 7, 2024 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **October 14, 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 - 33 - 2024** OWNER(S): **Blackjack Investments, LLC**
REQUEST: **R-1 - Single-Family Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **A tract of land fronting on the northern frontage of Ashland City Rd. 725 +/- feet west of the Ashland City Rd. & S. Rosewood Dr. intersection.**
TAX MAP(S): **080** PARCEL #(S): **005.00**
REASON FOR REQUEST: **Rezoning the property for town home construction**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **20.87 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
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2. CASE NUMBER: **Z - 34 - 2024** OWNER(S): **Marvin Curtis Merrell**
REQUEST:**R-1 - Single-Family Residential District to R-2D - 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**

3. CASE NUMBER: **Z - 35 - 2024** OWNER(S): **Mark Bullock**
REQUEST:**R-1 - Single-Family Residential District to R-6 - Single-Family Residential District**
LOCATION: **Property fronting on the north frontage of W. Rossview Rd., 775 +/- feet west of the Wilma Rudolph Blvd. & w. Rossview Rd. intersection.**
TAX MAP(S): **041K 041K** PARCEL #(S): **A 042.00 A 043.00**
REASON FOR REQUEST: **This would be an extension of R-6 from the property to the North. Would like to split the property into three lots for the opportunity or building affordable housing.**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **.46 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

4. 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**

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5. CASE NUMBER: **ZO - 3 - 2024** APPLICANT: **Regional Planning Commission**
REQUEST: **Modify language for building around communications towers in the fall zones. Add similar language from Permitted with Conditions to under Site Plan Review.**

DEFERRED

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6. CASE NUMBER: **ZO - 4 - 2024** APPLICANT: **Regional Planning Commission**
REQUEST: **Amend Digital LED Message Board and Lighting Language and Update The Madison Street Urban Design Overlay Signage Regulations**

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7. CASE NUMBER: **ZO - 2 - 2020** APPLICANT: **Regional Planning Commission**
REQUEST: **Extending the Madison Street corridor urban design overlay district up Highway 76 connector to Interstate 24 and other associated changes.**

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

7. CASE NUMBER: **V - 10 - 2024** OWNER(S): **William Belew**
VARIANCE REQUEST: **Table 4.1 and Section 4.3.2 “No block or block face shall be greater than 1,500 feet in length as measured from the intersecting centerlines of one (1) intersection to the other. Careful consideration shall be given to circulation, control, and safety of street traffic, school buses and emergency vehicles. (See Definitions 2.2 “Block” for additional information)**

The request is to allow the proposed extensions of Autumnwood Blvd. and Horseshoe Cave Dr. to be up to (approximately) 2,800 feet in length. The total length may vary as the exact location of the frontage road may change slightly.

LOCATION: **South of tiny Town Road. North of Horseshoe Cave Road**

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CASE TYPE: **SUBDIVISION(S)**

8. CASE NUMBER: **S - 41 - 2024** OWNER(S): **William Belew**
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: **155 +/-**
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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): **Ofi Chito -Leslie Ford**
DEVELOPMENT: **McDonald's**
LOCATION: **3326 Allen Rd Clarksville TN 37042**
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 +/-**
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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 +/-**

DEFERRED

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 +/-**

DEFERRED

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 +/-**

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

LOCATION: Stacy 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 +/-

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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 +/-**

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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: 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 +/-
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 +/-

DEFERRED

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VI. OTHER BUSINESS:

- A. PRO Housing Grant Public Hearing**
- B. Profit and Loss Statement**
- C. JECDB Interlocal Agreement Discussion**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda