

2024

Clarksville Montgomery County  
Regional Planning Commission

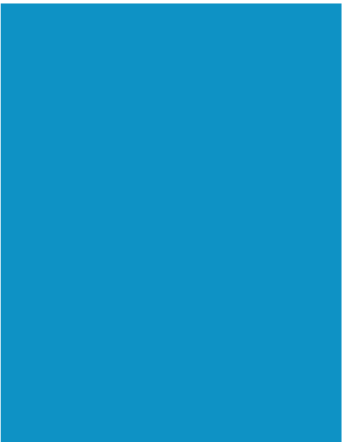
# Annual Report



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# Welcome Message

Reflecting on my first seven years serving as the Clarksville-Montgomery County Regional Planning Commission Director, I am awestruck by the unprecedented growth our community has experienced. Middle Tennessee, Montgomery County, and the City of Clarksville have all been at the forefront of this regional boom, welcoming new residents, businesses, and opportunities at an incredible pace. Growth is a sign of a thriving community, but if we don't shape it with intention, we risk burdening future generations with unsustainable costs and missed opportunities—something we are already struggling with.

For decades, our development pattern has largely followed a familiar playbook of many small cities: expanding outward, extending infrastructure further, and assuming that growth will pay for itself. The reality is that we need a more financially stable approach—one that strengthens the core of our community, maximizes the value of existing infrastructure, and fosters neighborhoods where people of all incomes and backgrounds can find a place to call home.

To do this, we must embrace a smarter way forward. That means prioritizing denser infill development by leveraging land that already has roads, utilities, and public services rather than stretching those resources ever outward. It means making fiscally responsible choices, ensuring that new growth contributes long-term value. It means creating a wider range of housing options that support our local businesses so our workforce, children, and retirees alike can afford to live and thrive here.

This is a pivotal moment for Clarksville-Montgomery County. With growth comes both opportunity and responsibility. If we continue down the same path of expensive expansion, we risk a future where our infrastructure costs outpace our ability to maintain them. We must not focus solely on solving today's problems, but instead, make decisions that set up future generations for success. Short-term fixes may be tempting, but true leadership requires looking ahead to ensure our community remains strong and sustainable in the decades to come.

I encourage our community members and elected officials to be bold in rethinking how we grow. Lean on the newly adopted Comprehensive Plan and seek what is best for the future of Clarksville-Montgomery County. Over the next year, the RPC will be working on rewriting the city and county zoning codes to incorporate many of these ideas. Let's build wisely. Let's grow smart. And let's ensure that the Clarksville-Montgomery County of tomorrow is one that future generations will thank us for.



**Jeffrey Tyndall, AICP Director**



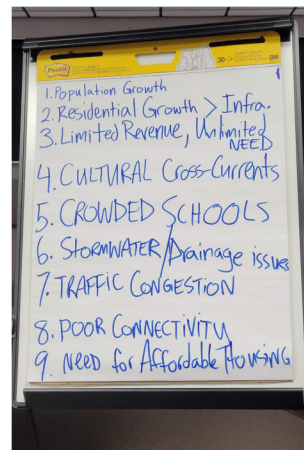
# Comprehensive Plan Adopted



In March of 2024, the RPC adopted its first Comprehensive Plan, the first community-wide planning document since 1999. With the help of consulting firm Houseal Lavigne, the two-year project culminated in unanimous adoption by the Clarksville City Council and Montgomery County Commission. This plan represents substantial citizen input, stakeholder engagement, and research and analysis leading to thoughtful deliberation. It reflects on shared goals, values, and aspirations of our diverse community. This solid plan should assist community leaders and developers in decision-making, policy implementation, and construction of our growing area.

In the time since its adoption, the Clarksville-Montgomery County Comprehensive Plan has won two awards of excellence, one from the Tennessee Chapter of the American Planning Association and the other from the National Association of County Planners. The Comprehensive Plan has been recognized for its eye-pleasing and readable layout, how the plan has analyzed the community and the actions it recommends going forward. In fact, this plan is also being studied by Clemson University's School of Architecture and Planning for its cutting-edge design and content.

Already the RPC and other departments have been busy implementing aspects of the Comprehensive Plan, as evident in this annual report. Zoning decisions are being weighed against the plan, more sidewalk connections are being made in site plan and subdivision reviews, a housing needs assessment has been completed, the zoning code rewrites are underway, and a host of other work is in progress according to the short, medium, and long-term guidance in the plan.



# Comprehensive Plan Milestone: City and County Zoning



Building a city is much like baking a cake, both require clear instructions and the right ingredients. A cake recipe outlines the ingredients and steps for mixing and baking. Similarly, cities need a variety of components such as housing, businesses, government buildings, parks, and roads to function effectively. The construction and development of many of these elements are guided by zoning regulations.

Zoning outlines the allowable uses of a property, building size (including height and setbacks), total units, parking requirements, landscaping, and other physical improvements. In Clarksville and Montgomery County, our current zoning codes have not been updated since 2010. While some modernization efforts were made at that time, the Regional Planning Commission, in collaboration with city and county code departments, is undertaking a comprehensive rewrite of the zoning code in 2025-2026.

The goal of this effort is to align the zoning codes with the adopted Comprehensive Plan. Our current codes fall short in supporting the community's desired future due to outdated regulations that restrict certain types of construction, lack context-sensitive design, and often waste valuable land through excessive parking requirements, inappropriate landscaping standards, and inefficient setbacks. We aim to address these issues by developing modern regulations that meet local needs.

In addition, over the years, our zoning code has become increasingly complex, often requiring users to flip between sections to find answers. This process opens the door to misinterpretation, confusion, and ultimately frustration. One of our primary objectives is to simplify the code by incorporating more visual aids, such as pictures, charts, and tables, to make it more user-friendly while keeping like sections together to avoid the back and forth in the current code.

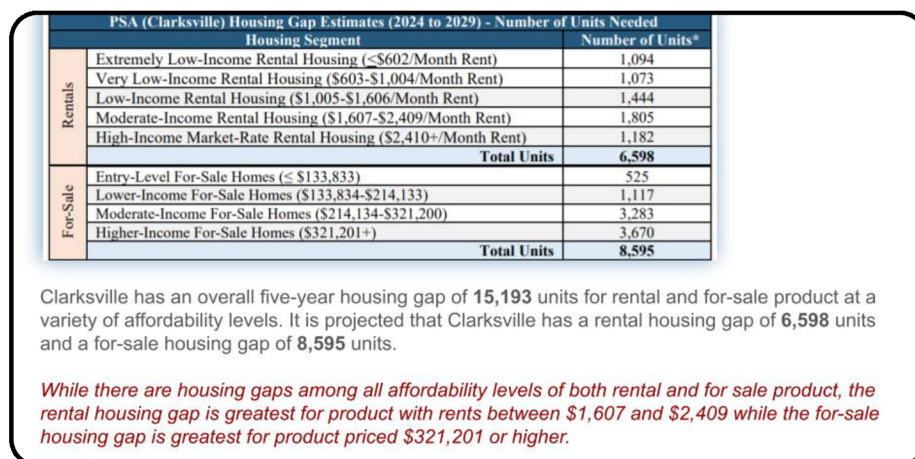
Additionally, the RPC staff is evaluating the current zoning classifications. With over 26 zones in the city, many of which have only minor differences, we aim to reduce the number of zones and provide clearer distinctions between them. This streamlining effort will enhance clarity and efficiency for developers, planners, and the community alike.



# Comprehensive Plan Milestone: Housing Needs Assessment

A Housing Needs Assessment was conducted to identify local housing challenges and guide future planning efforts. It examined housing availability, affordability, and population trends through market analysis and community engagement. Surveys were distributed to gather resident and business input, ensuring the assessment reflected real needs.

The final report provided data-driven recommendations, including expanding affordable housing, improving housing quality, and revising zoning codes for a more sustainable market. Special thanks to the Clarksville Montgomery County Regional Planning, Clarksville Neighborhood & Community Services, and Bowen National Research for their contributions.

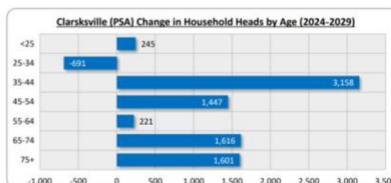
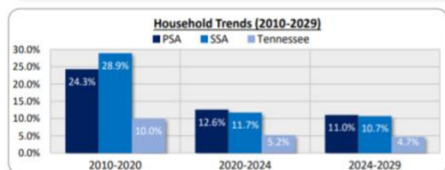
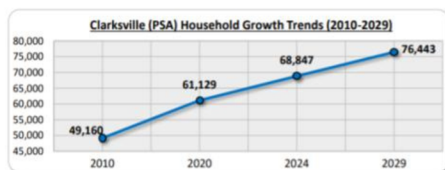


Scan below to  
view the  
Housing Needs  
Assessment



In addition, to ensure that growth occurs in an organized and sustainable way, it is crucial that development adheres to the Growth Framework, which outlines smart growth strategies. These charts should be considered in conjunction with the key initiatives outlined in the Housing and Neighborhoods Chapter of the Comprehensive Plan.

## Household Trends



Household growth is projected to occur among most age cohorts between 2024 and 2029, with the greatest growth projected for the 35 to 44 age cohort. However, despite the notable growth projected among younger age cohorts (under age 55), **the senior (age 55 and older) demographic is projected to increase by nearly 3,500 households and comprise nearly one-third (31.9%) of all households in the PSA through 2029.**



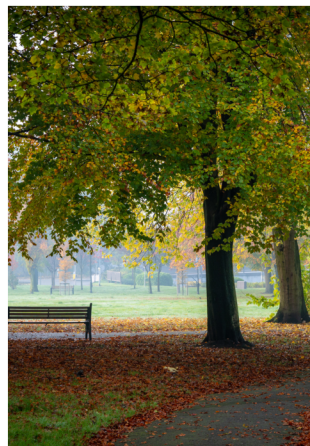
## Comprehensive Plan Milestone: Land Bank/Land Trust



The establishment of a land bank or land trust is currently being studied in collaboration with the Clarksville Neighborhood & Community Services, Regional Planning Commission office. The group is determining the feasibility of establishing land bank and/or land trust in the community. This involves the creation of a legal entity with governing structures, bylaws, and a sustainable operating model. Once operational, the land bank will have the potential to acquire vacant, abandoned, or tax-delinquent properties for future use or sale.

Through property revitalization efforts, these properties can be rehabilitated, and redeveloped, addressing environmental hazards, blighted structures, and improving infrastructure.

Additionally, the land bank or land trust will have the capacity to collaborate with developers and community organizations to create affordable housing. By making acquired land available at reduced prices, it can support the development of sustainable and accessible housing options for the community.



# Comprehensive Plan Milestone: Formation of a Community Development Corporation



Clarksville does not currently have a Community Development Corporation (CDC) to lead initiatives that address critical community needs. Without a CDC, the community lacks a dedicated entity to coordinate efforts, attract funding, and implement sustainable development strategies. By establishing a CDC, it will aim to create opportunities for economic growth, improve housing options, and enhance the overall quality of life for residents. The organization will serve as a vital resource in fostering long-term, community-driven progress.

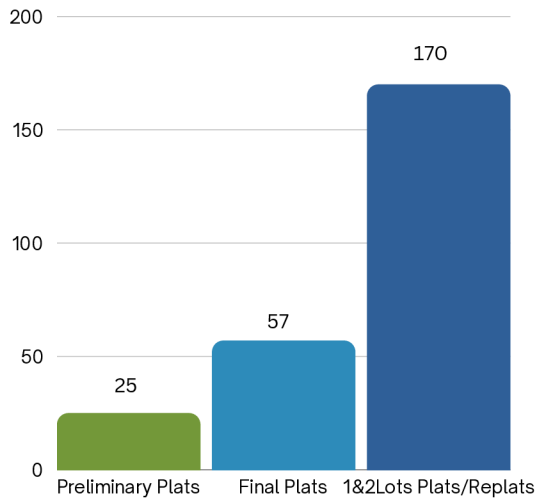
Efforts are underway to stand up a CDC, which involves the establishment of a nonprofit organization, incorporation, attainment of nonprofit status, and the creation of governance structures such as a board of directors. Once this process is complete, a comprehensive assessment of community needs will be conducted, followed by the development of a strategic plan to guide the CDC's initiatives.

This plan will define the geographic area of focus, identify specific needs such as housing and economic development, and establish measurable goals. Upon completing the community assessment, efforts will be directed toward implementing projects that address identified needs. These initiatives may include affordable housing development, business incubators, workforce development programs, and other community-based projects.

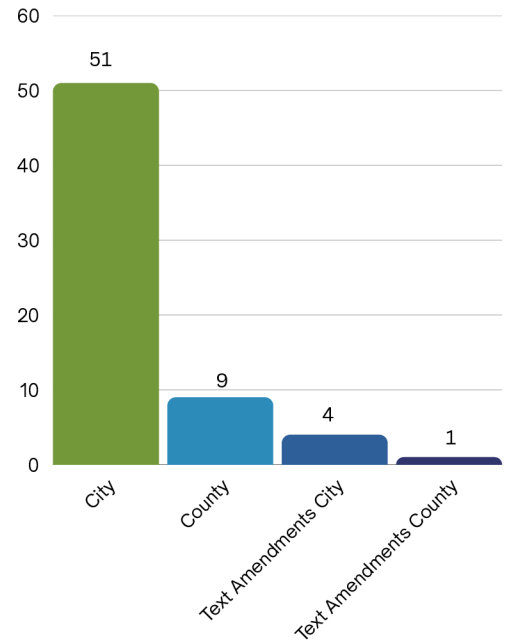


# CMCRPC 2024 by the numbers

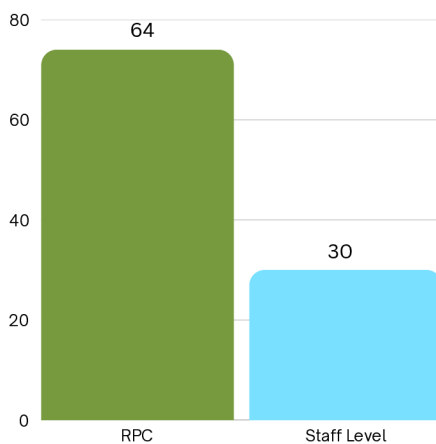
## Total Subdivisions 252



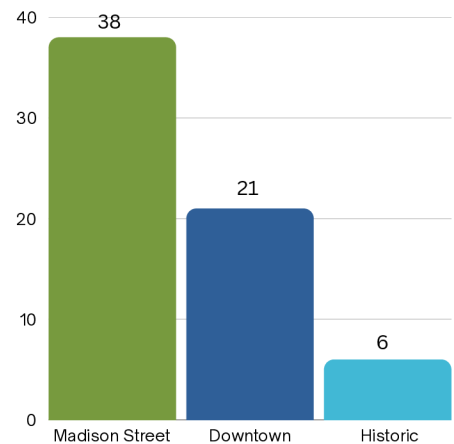
## Total Zoning Cases 65



## Total Site Plans 104



## Total Design Overlay 65



### Additional Numbers

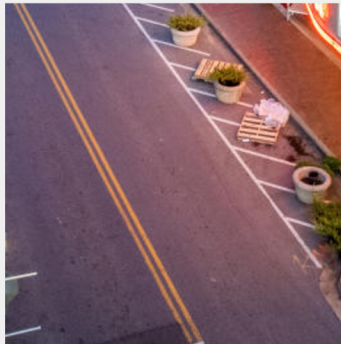
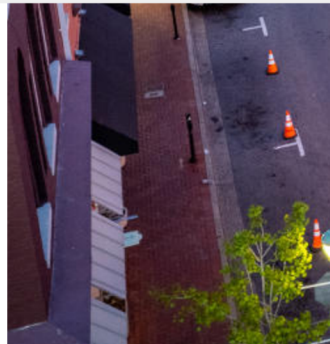
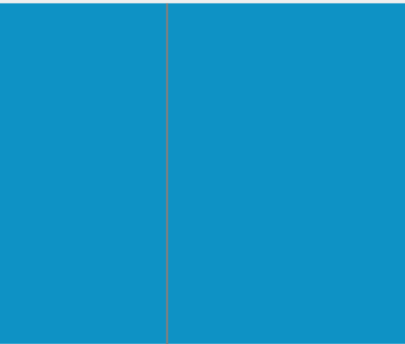
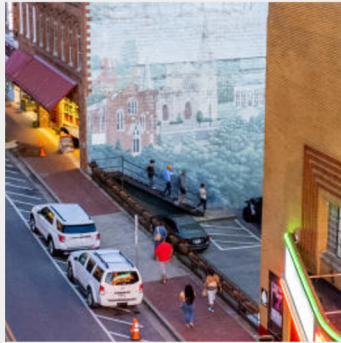
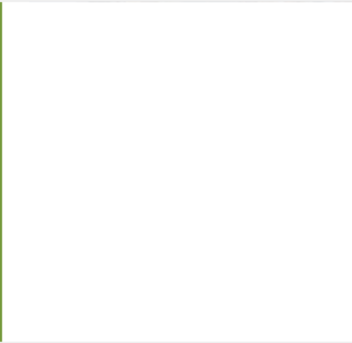
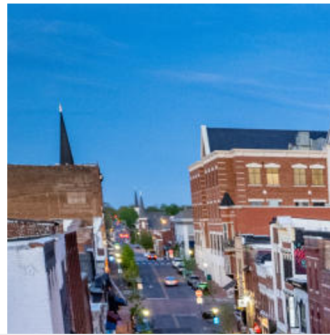
Addresses Assigned..... 2804

Abandonments..... 7


Annexations..... 1

Total Number of Lots..... 1102

Total Number of Multifamily Units Approved..... 1441



# Thank You

 931-645-7448

 329 Main Street Clarksville, TN 37070

 [cmcrpc.com](http://cmcrpc.com)

